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Executive Summary Report

Appraisal Date 1/1/2005 - 2005 Assessment Roll

Area Name / Number: Crossroads/SW Redmond / 91-12 and 13

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 742

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2004 Value	\$137,800	\$214,800	\$352,600	\$381,800	92.4%	10.21%
2005 Value	\$183,800	\$193,400	\$377,200	\$381,800	98.8%	8.14%
Change	+\$46,000	-\$21,400	+\$24,600		+6.4%	-2.07%
% Change	+33.4%	-10.0%	+7.0%		+6.9%	-20.27%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.07% and -20.27% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2004 Value	\$141,800	\$213,800	\$355,600
2005 Value	\$189,700	\$185,500	\$375,200
Percent Change	+33.8%	-13.2%	+5.5%

Number of improved Parcels in the Population: 6086

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2004 or 2005 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

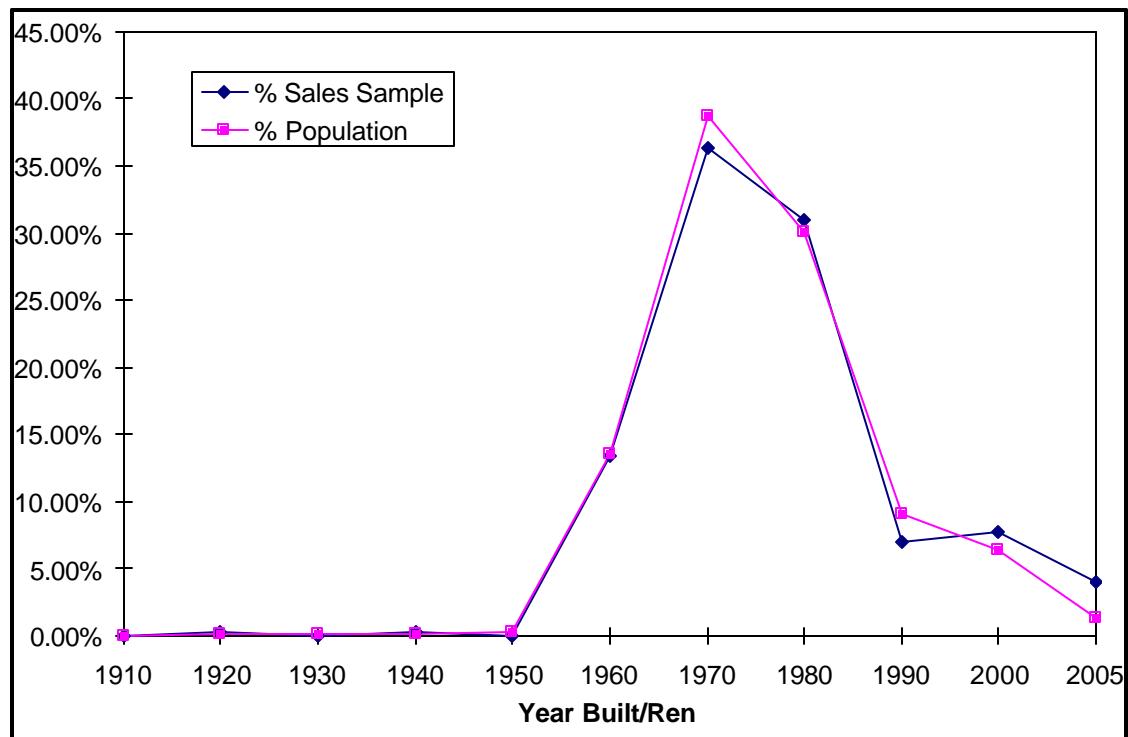
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2005 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.27%
1930	0	0.00%
1940	2	0.27%
1950	0	0.00%
1960	99	13.34%
1970	270	36.39%
1980	230	31.00%
1990	52	7.01%
2000	57	7.68%
2005	30	4.04%
	742	

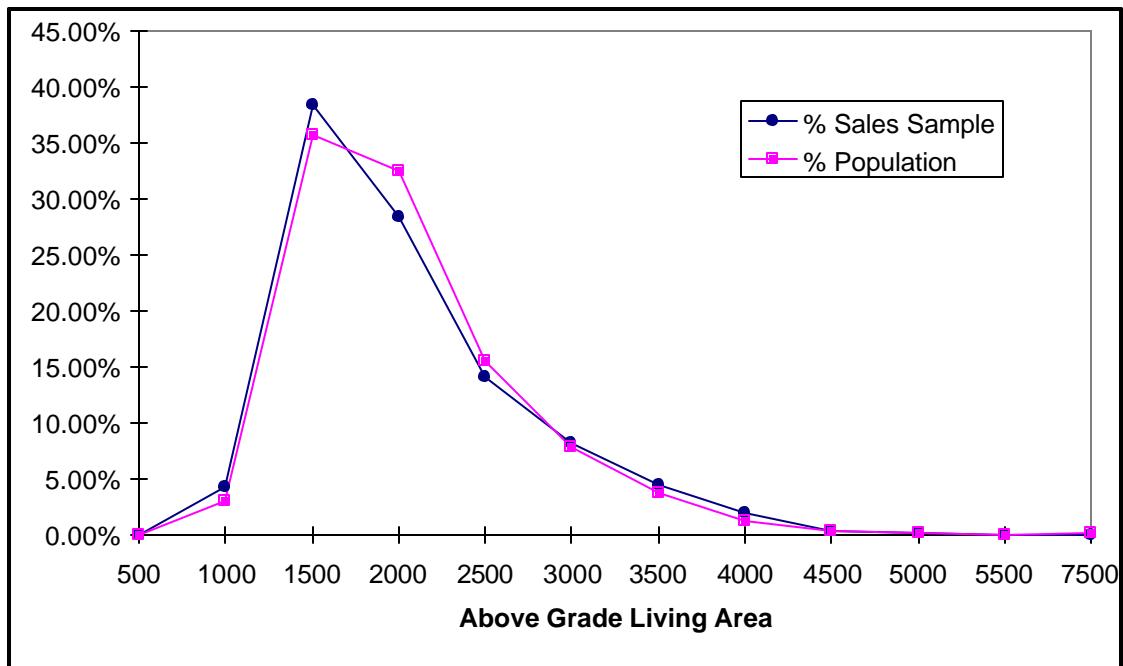
Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	7	0.12%
1930	10	0.16%
1940	12	0.20%
1950	21	0.35%
1960	823	13.52%
1970	2361	38.79%
1980	1832	30.10%
1990	549	9.02%
2000	387	6.36%
2005	84	1.38%
	6086	



Sales of new homes built in the last five years are fairly well represented in this sample.

Sales Sample Representation of Population - Above Grade Living Area

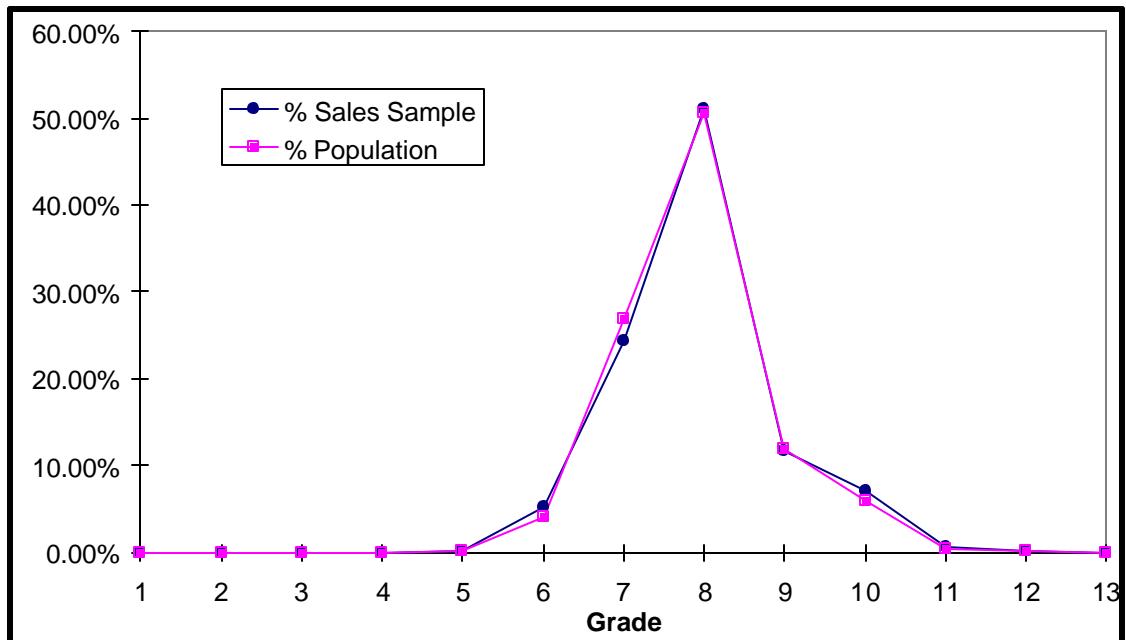
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	31	4.18%	1000	183	3.01%
1500	285	38.41%	1500	2174	35.72%
2000	210	28.30%	2000	1974	32.44%
2500	105	14.15%	2500	948	15.58%
3000	61	8.22%	3000	476	7.82%
3500	33	4.45%	3500	228	3.75%
4000	14	1.89%	4000	68	1.12%
4500	2	0.27%	4500	23	0.38%
5000	1	0.13%	5000	7	0.12%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	8500	4	0.07%
	742			6086	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

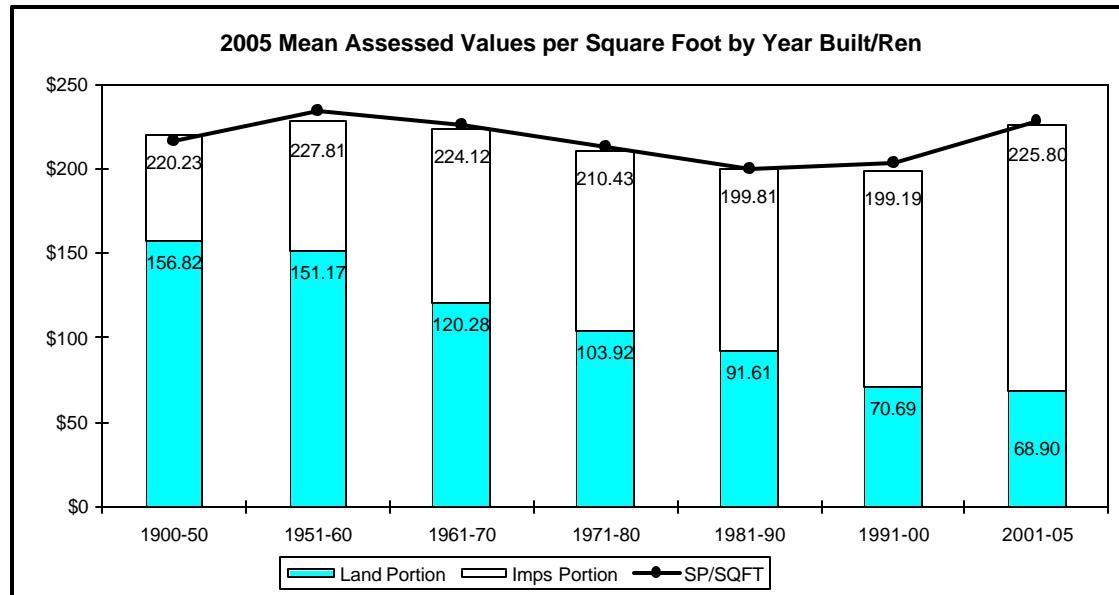
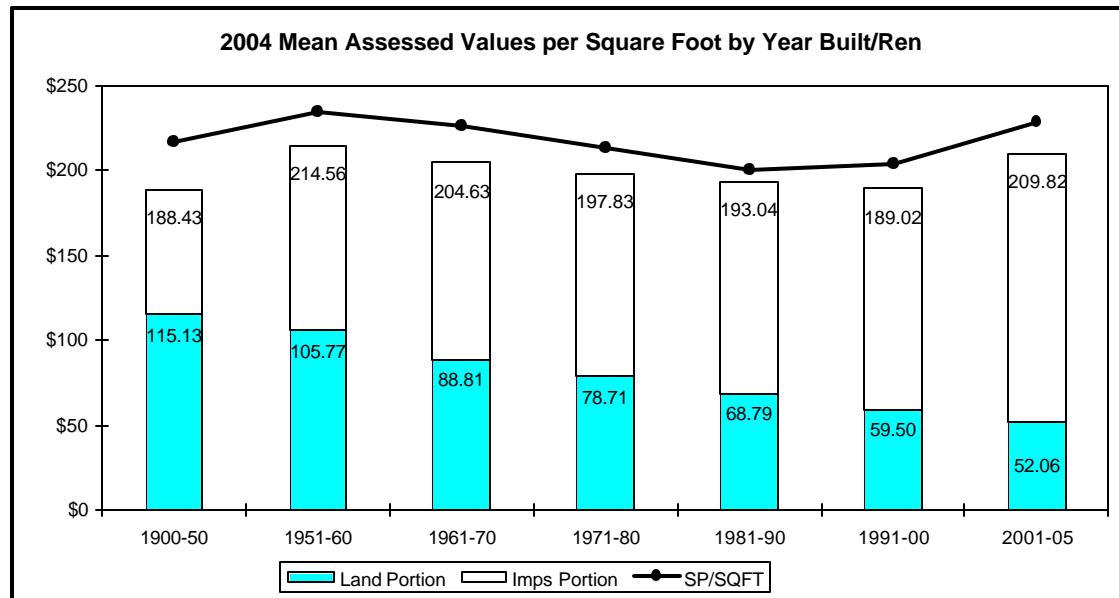
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	1	0.13%	5	6	0.10%
6	38	5.12%	6	246	4.04%
7	180	24.26%	7	1641	26.96%
8	379	51.08%	8	3078	50.58%
9	86	11.59%	9	732	12.03%
10	52	7.01%	10	360	5.92%
11	5	0.67%	11	17	0.28%
12	1	0.13%	12	5	0.08%
13	0	0.00%	13	1	0.02%
	742			6086	



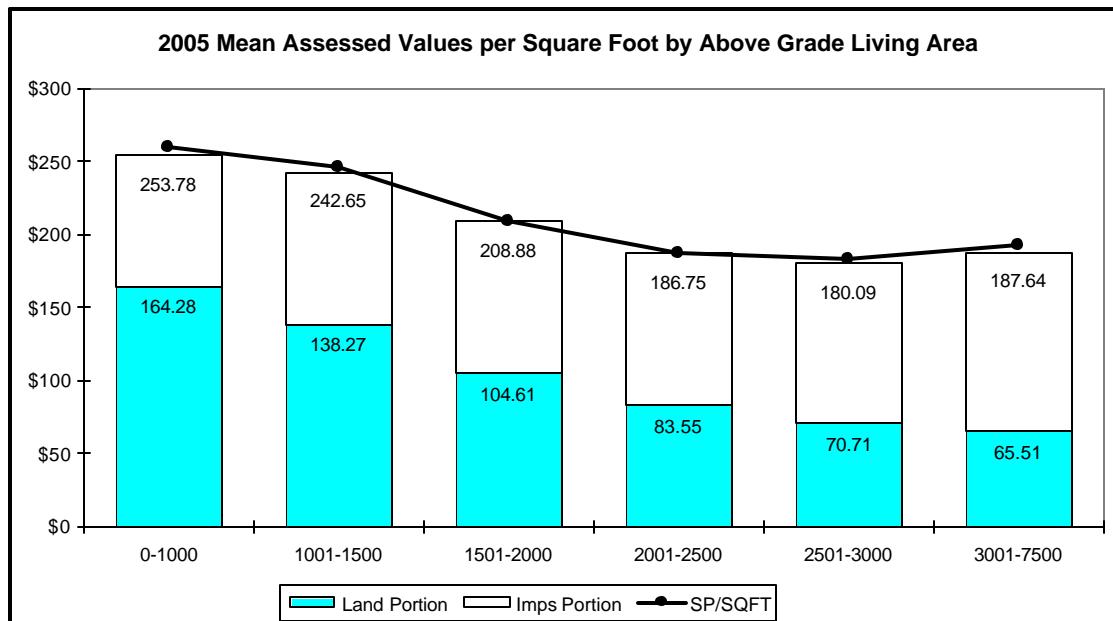
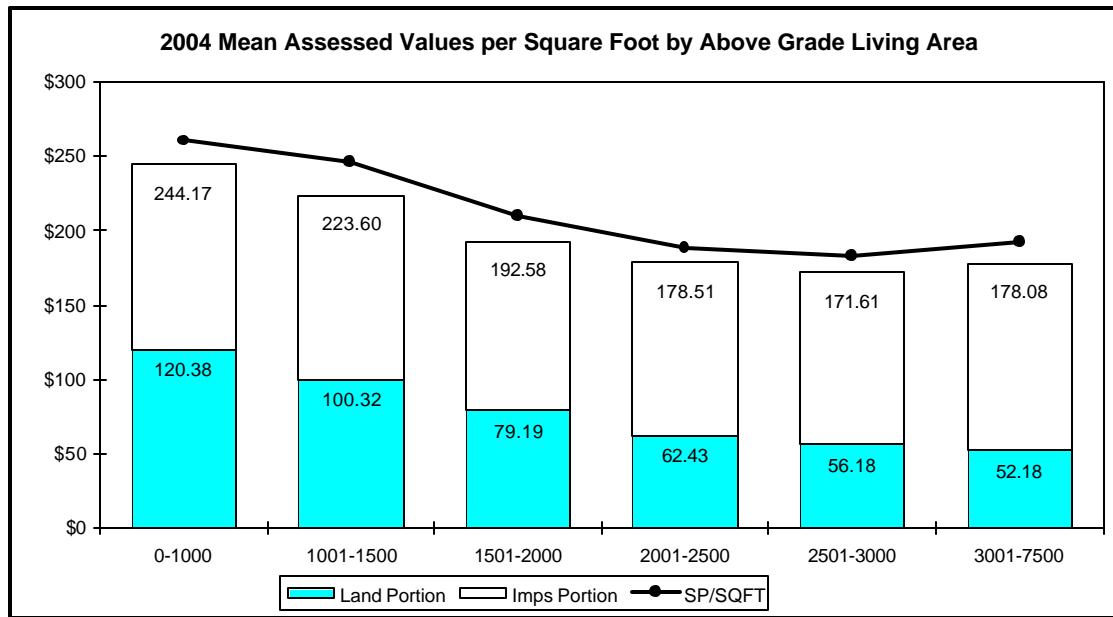
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values by Year Built or Year Renovated



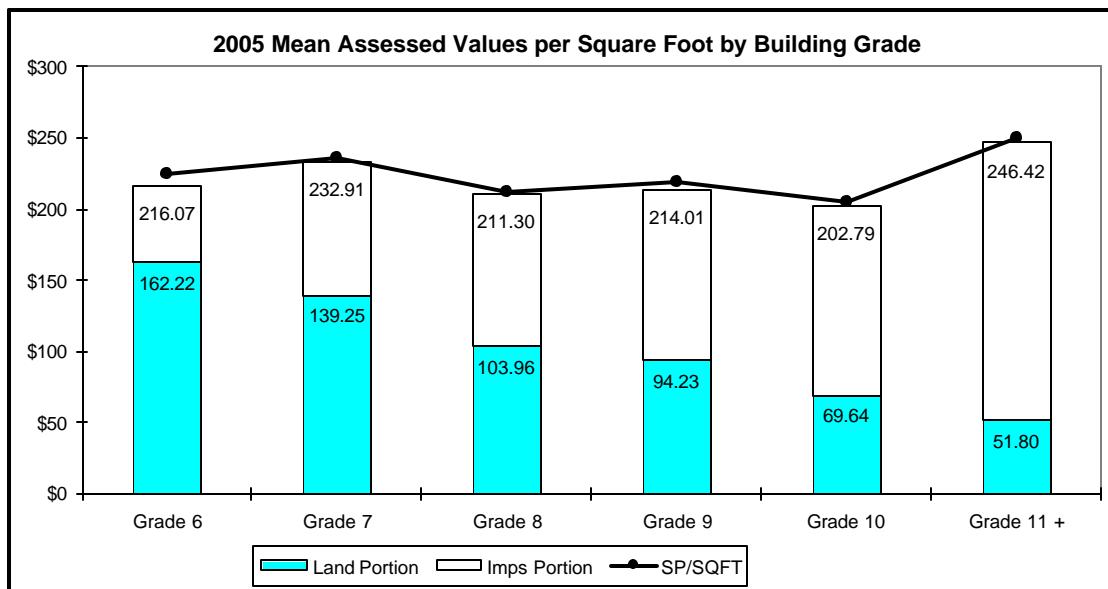
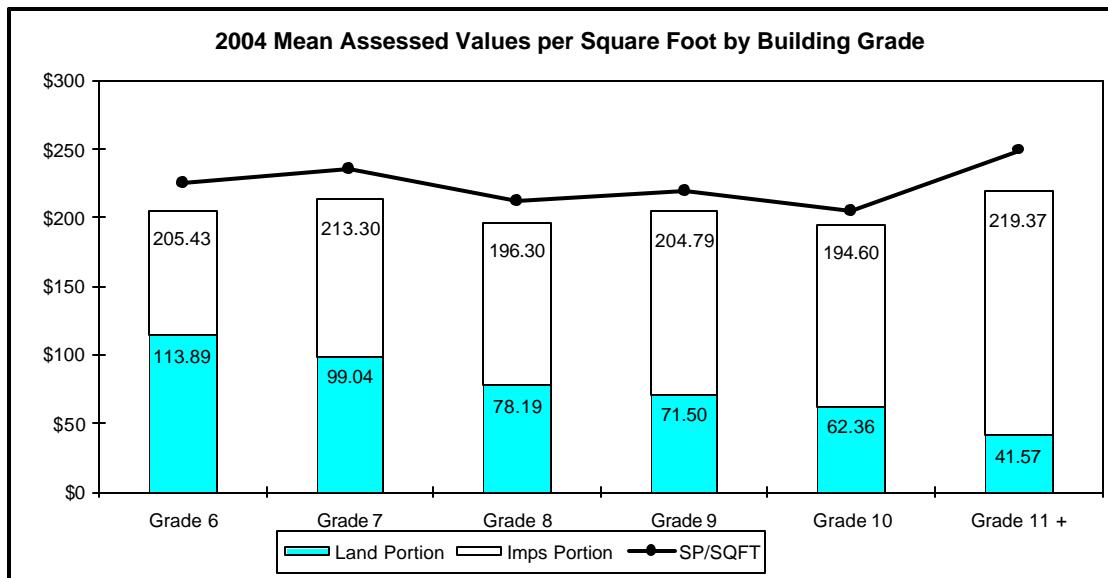
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values by Above Grade Living Area



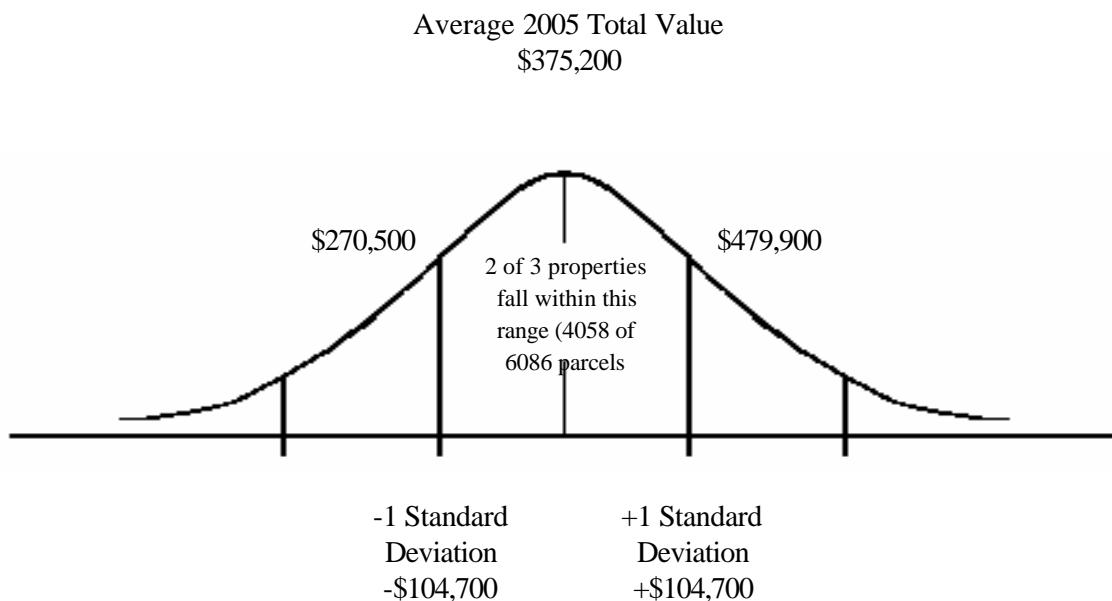
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary

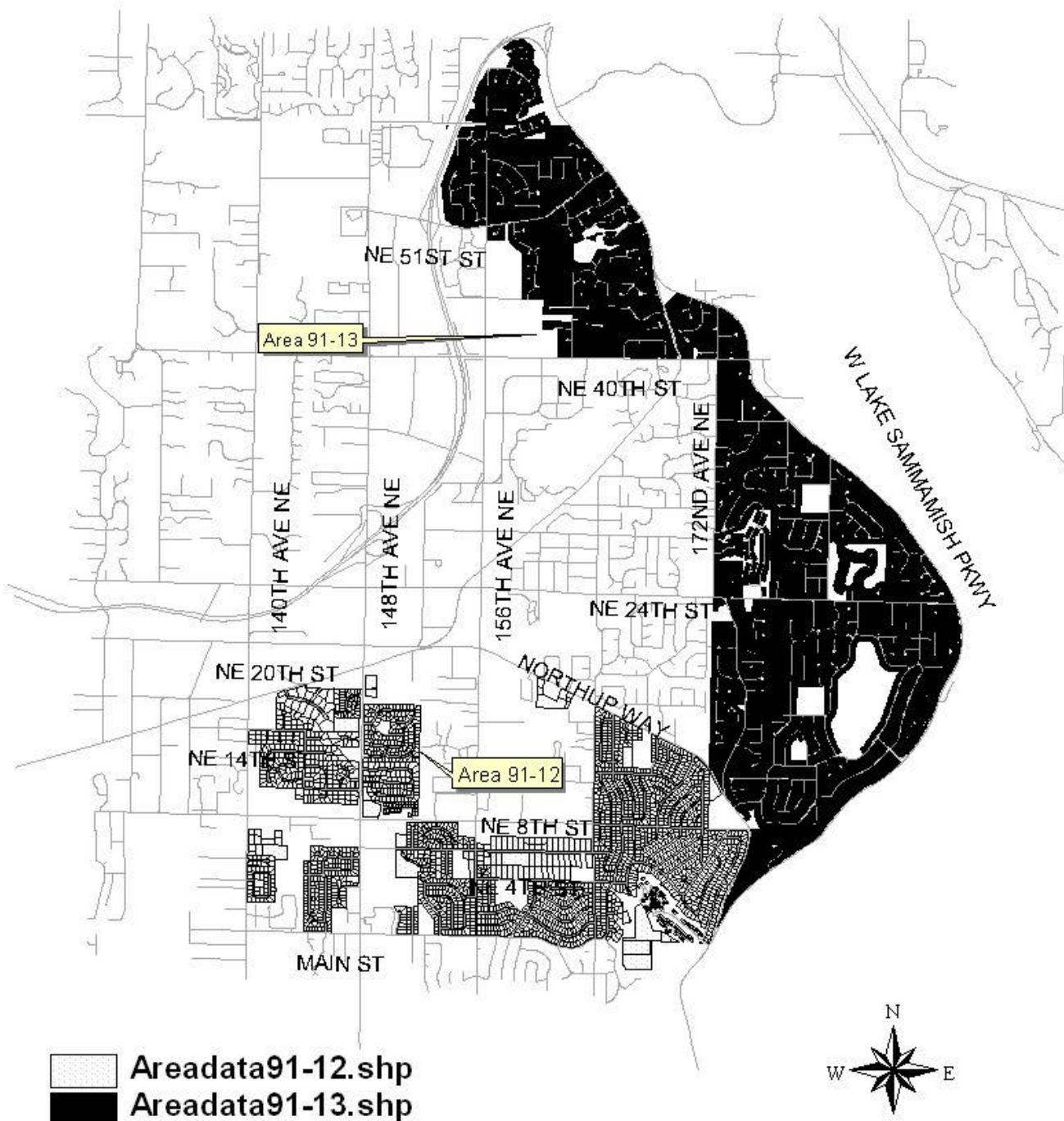


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2004 or 2005 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map

Area 91



Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/2003 to 1/2005 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Crossroads/SW Redmond

Boundaries:

Area 91-12, Crossroads, is defined by the boundaries of 140th Avenue NE on the West, BelRed Road/ Northup Way to the North, and Northup Way on the East, and Main Street to the South.

Area 91-13, SW Redmond, is defined by the boundaries of Northup Way, 172nd Avenue NE and SR 520 on the West, West Lake Sammamish Parkway on the East, North and South borders intersect with 91-13's East and West borders.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

The areas of Crossroads (Area 91-12) and SW Redmond (Area 91-13) have a mix of single-family residential, multi-family residential, and commercial properties. The Microsoft corporate campus, the Group Health Medical Center, and the Crossroads Mall shopping plaza are the main commercial properties.

Area 91's single-family housing is a mixture of one-story, two-story, and split-level residences built since 1950. The majority of the newer housing is located in Area 91-13 (SW Redmond), in closer proximity to the Microsoft corporate campus and convenient freeway access. In Area 91-13, there are more large previously-underdeveloped land parcels that are being purchased and subdivided into new plats. Area 91 has three plats of townhomes (two located in 91-13 and one in 91-12). The real estate market is moving at a fairly fast pace, with average market time of 1 to 6 months. Higher-value properties are typically on larger parcels or have views.

Area 91 encompasses the Crossroads shopping district and the Microsoft corporate campus. Nearby are the Overlake shopping district, the Redmond Town Center, and the Bellevue Community College. There is an easy commute to Bellevue's central business district, and a direct freeway commute to downtown Seattle. Area 91 is adjacent to SR-520, with easy access to Interstate 90 and Interstate 405.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 10.21% to 8.14%.

Scope of Data

Land Value Data:

Vacant sales from 1/2000 to 1/2005 were used for valuing land. Vacant sales from 1/2003 to 1/2005 were given primary consideration. From the 22 vacant land sales we were able to establish reliable land values.

Further consideration was given to the 9 multi-parcel land sales for additional market evidence and as support in the building of the land valuation model. Base land values were calculated on a per site value per plat.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 6,347 parcels in area 91, most of which are located in plats.

Vacant sales from 1/2000 to 1/2005 were used for valuing land. Vacant sales from 1/2003 to 1/2005 were given primary consideration. From the 22 vacant land sales we were able to establish reliable land values.

Further consideration was given to the 9 multi-parcel land sales for additional market evidence and as support in the building of the land valuation model.

Base land values were calculated on a per site value per plat. Tax lots were valued by lot size rather than on a per site basis.

Large sites, where short platting is typical, were valued based on the zoning and number of sites allowed for development with consideration for the “on site” development costs. All other large sites were valued as estate lots.

Area 91, a number of parcels have view amenities of Lake Sammamish, Territorial and Cascade Mountains. Paired sales analysis was used to determine the positive adjustments for these properties. Paired sales analysis was also used to measure the impacts from; topography, traffic noise, streams, sensitive areas and ‘other nuisances’ such as proximity to commercial areas. The adjustments for negative impacts were applied to those properties.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Area 91-12

Land Value Model Calibration

Section:	
NE 26-25-05	
Tax Lots:	Base Land:
262505	\$185,000
Acreage:	
.54 acre to 3.65 acres	\$339,000 to \$1,102,000
Section:	
NE 27-25-05	
Major Number:	
12770	\$200,000
279430	\$295,000
Tax Lots:	
272505	\$235,000 - \$295,000
Section:	
NE 34-24-05	
Major Number:	
404020	\$185,000
404010	\$185,000
511950	\$185,000
883990	\$180,000 to \$355,000
179634	\$190,000
934670	\$190,000 to \$275,000
691872	\$185,000

Land Value Model Calibration Area 91-12 (continued)

Section:	
SW 26-25-05	
Major Number:	Base Land:
156220	\$185,000
156210	\$185,000
156200	\$185,000
329600	\$200,000
261960	\$190,000
261920	\$190,000
001120	\$175,000
Tax Lots:	
262505	\$190,000 to \$225,000
Section:	
NW 35-25-05	
Major Number:	
389110	\$180,000 to \$225,000
066340	\$185,000
066235	\$185,000
156080	\$185,000
572801	\$180,000
404060	\$185,000
404050	\$185,000
404040	\$185,000
Major Number:	
403830	\$185,000
194490	\$185,000
505020	\$180,000
Acreage:	
389110 - .47 to 1.79 acres	\$350,000 to \$650,000
Section:	
NE 36-25-05	
Major Number:	
403970	\$210,000
403880	\$195,000

Land Value Model Calibration Area 91-12 (continued)

Section:	
NE 35-25-05	
Major Number:	Base Land:
331650	\$200,000 to \$285,000
331690	\$175,000
403770	\$185,000
403780	\$185,000
403800	\$185,000
403820	\$185,000
Tax Lots:	
352505	\$185,000 to \$275,000
Section:	
NW 26-25-05	
Tax Lots/Acreage:	
262505 – 1.05 to 1.729 acres	\$562,000 to \$1,237,000
Section:	
SE 27-25-05	
Major Number:	
127700	\$200,000
279450	\$285,000 to \$300,000
Major Number:	
279430	\$285,000
807830	\$235,000
738500	\$210,000
738350	\$240,000
738520	\$210,000
738532	\$224,000
738531	\$210,000
215980	\$224,000
417830	\$224,000
738530	\$210,000
143350	\$200,000
417831	\$224,000
143370	\$224,000
Tax Lots/Acreage:	

272505 - .23 to 4.371	\$200,000 to \$1,035,000
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Land Value Model Calibration Area 91-12 (continued)

Section:	
SE 35-25-05	
Major Number:	Base Land:
403770	\$185,000
Section:	
SW 25-25-05	
Major Number:	
329830	\$180,000
363100	\$180,000
329820	\$180,000
404080	\$185,000
403890	\$185,000
403910	\$185,000
403900	\$185,000
Tax Lots/Acreage:	
252505 - .178 to 2.4 acres	\$180,000 to \$225,000
Section:	
NW 36-25-05	
Major Number:	
403960	\$180,000 to \$200,000
403850	\$180,000
403870	\$185,000
403880	\$195,000
403970	\$210,000
885710	\$80,000 to \$85,000
885720	\$80,000 to \$85,000
885730	\$80,000
885731	\$90,000
885732	\$100,000
885733	\$90,000
Tax Lots	
362505	\$350,000

Area 91-13

Land Value Model Calibration

Section:	
SE 11-25-05	
Major Number:	Base Land:
542256	\$125,000 to \$130,000
542257	\$125,000 to \$130,000
943530	\$220,000 to \$224,000
773210	\$215,000
943530	\$200,000 to \$224,000
Section:	
SE 13-25-05	
Major Number:	
438860	\$205,000
141990	\$205,000
894120	\$200,000
Tax Lots:	
132505	\$180,000 to \$200,000
Section:	
NW 14-25-05	
Major Number:	
388230	\$200,000
541180	\$175,000
388231	\$200,000
808780	\$175,000
388232	\$200,000
218250	\$210,000 to \$225,000

Land Value Model Calibration Area 91-13 (continued)

Section:	
SE 14-25-05	
Major Number:	Base Land:
856293	\$185,000
306620	\$224,000
378290	\$224,000
689100	\$224,000
243330	\$224,000
160480	\$200,000
260040	\$200,000
016190	\$200,000
Tax Lots:	
142505	\$224,000
Section:	
SW 19-25-06	
Major Number:	
404580	\$190,000
437670	\$190,000
103600	\$185,000
437680	\$190,000
103600	\$185,000
279041	\$200,000
Major Number:	
279040	\$190,000
Tax Lots:	
192506	\$200,000 to \$210,000
Section:	
NW 19-25-06	
Major Number:	
752680	\$200,000

Land Value Model Calibration Area 91-13 (continued)

Section:	
SE 24-25-05	
Major Number:	Base Land:
810040	\$200,000
152356	\$150,000
152355	\$135,000
752521	\$95,000
752510	\$95,000
666660	\$224,000
025900	\$130,000
336940	\$204,000
864430	\$200,000
131310	\$200,000
131300	\$190,000
336650	\$190,000
103640	\$200,000
721232	\$200,000
Tax Lots:	
242505	\$180,000 to \$200,000
Section:	
NW 30-25-05	
Major Number:	
144900	\$195,000
856302	\$200,000
856301	\$200,000
856304	\$200,000
856305	\$200,000
856303	\$200,000
856307	\$200,000
856308	\$200,000
856306	\$200,000
891710	\$200,000
800850	\$200,000
392010	\$210,000
891710	\$190,000
202940	\$190,000
143760	\$200,000

414165	\$200,000
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Land Value Model Calibration Area 91-13 (continued)

Section:	
NE 14-25-5	
Major Number:	Base Land:
182800	\$195,000
215500	\$195,000
233180	\$179,000
519640	\$224,000
519641	\$224,000
519642	\$224,000
519690	\$220,000
542257	\$125,000 to \$130,000
856293	\$185,000
Tax Lots/Acreage:	
142505 - .20 to 3.25 acres	\$195,000 to \$1,097,000
Section:	
NE 24-25-5	
Major Number:	
226000	\$185,000
240810	\$200,000
306260	\$200,000
664879	\$210,000
753990	\$200,000
810040	\$200,000
896500	\$200,000
896501	\$200,000
Acreage Lots:	
313410 - .23 to 1.78 acres	\$195,000 to \$400,000

Land Value Model Calibration Area 91-13 (continued)

Section:	
NE 25-25-5	
Major Number:	Base Land:
026700	\$190,000 to \$195,000
026701	\$190,000 to \$195,000
026702	\$195,000
190460	\$185,000
327575	\$185,000
327576	\$185,000
359100	\$190,000
437700	\$190,000
505680	\$185,000
681100	\$190,000
919900	\$185,000
932960	\$200,000
932970	\$200,000
Tax Lots/Acreage:	
252505 - .20 to 1.72 acres	\$135,000 to \$451,000
Section:	
NE 30-25-6	
Major Number:	
856307	\$200,000
856308	\$200,000
891710	\$215,000
894150	\$210,000

Land Value Model Calibration Area 91-13 (continued)

Section:	
SE 25-25-5	
Major Number:	Base Land:
106600	\$185,000
106610	\$190,000
106620	\$190,000
106630	\$185,000
327575	\$185,000
337660	\$185,000
815550	\$185,000
856300	\$200,000
856316	\$185,000
Tax Lots/Acreage:	
252505 - .16 to 4.38 acres	\$185,000 to \$1,080,000
Section:	
SW 11-25-5	
Acreage Lots:	
943530 - .18 to .77 acres	\$190,000 to \$235,000
Section:	
SW 13-25-5	
Major Number:	
115800	\$190,000
144285	\$210,000
178681	\$210,000
178683	\$210,000
306620	\$224,000
339530	\$190,000
435890	\$208,000
730910	\$204,000
752557	\$200,000
519650	\$220,000
Acreage Lots:	
555630 - .15 to 2.06 acres	\$180,000 to \$1,280,000

Land Value Model Calibration Area 91-13 (continued)

Section:	
SW 30-25-6	
Major Number:	Base Land:
414165	\$200,000
768395	\$200,000
856300	\$200,000
856301	\$200,000
856303	\$200,000
856307	\$200,000
856308	\$200,000
Acreage Lots:	
743150 - .41 to 2.06 acres	\$192,000 to \$600,000
Section:	
NW 13-25-5	
Major Number:	
519640	\$224,000
519642	\$224,000
Tax Lots/Acreage:	
132505 - .22 to 1.16 acres	\$185,000 to \$264,000
Section:	
NE 36-25-5	
Major Number:	
403980	\$224,000
403990	\$224,000
752690	\$224,000
Tax Lots:	
362505	\$224,000

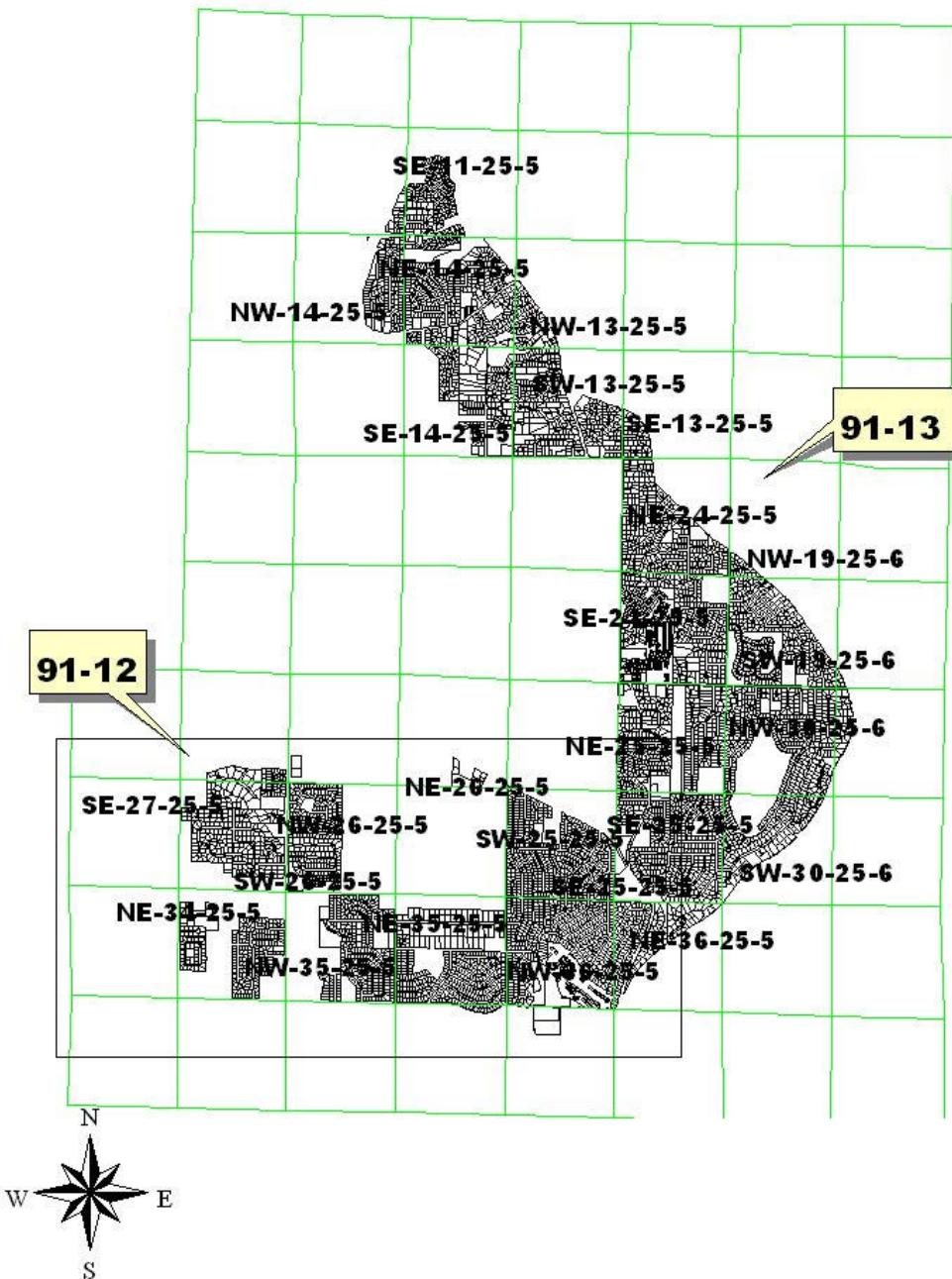
Acreage was valued per building site, with consideration for:

1. Zoning
2. Typical development for immediate neighborhood
3. Utility (topography, wet areas)

Land Value Model Calibration Area 91

Adjustments		
Traffic:	Code:	Adjustment:
	Extreme	-20% to -25%
	High	-10% to -15%
	Moderate	-5% to -10%
Other Adjustments:		
Topography	Improved sites	-5% to -20%
Topography Extreme	Sites considered unbuildable or very high cost to develop	-25% to -60%
SAO's	Streams/wet lands/NGPE	-5%
3 Lot Short Plat off NE 8th	Surrounded by commercial properties	-10%
Views:		
Lake Sammamish	Excellent	+40% to +45%
	Good	+30% to +35%
	Average	+20% to +25%
	Fair	+10% to +15%
Mountain/Territorial		+15% to +20%
Mountain Only		+5% to +10%
Territorial Only		+5% to +10%
	Note: If a property has a Average or Fair Lake Sammamish view, the adjustments for the secondary views were reduced by half.	
Golf Course Fairways:		
Tam-O-Shanter	Located in the Plat of Tam-O-Shanter and adjacent to Fairway	+15%
Brae-Burn	Located in the Plat of Brae-Burn and adjacent to Fairway	+10%

Land Value Model Calibration Area 91 - Quarter Section Map



Vacant Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
012	262505	9074	8/22/2002	\$1,200,000	75,358	N	N
012	262505	9295	2/4/2002	\$154,500	10,076	N	N
012	272505	9049	4/10/2000	\$150,000	15,281	N	N
012	389110	0172	3/30/2004	\$350,000	7,143	N	N
012	389110	0174	3/30/2004	\$350,000	7,143	N	N
013	142505	9185	3/13/2000	\$148,000	11,230	N	N
013	160480	0020	6/20/2003	\$215,000	9,426	N	N
013	160480	0030	6/19/2001	\$320,000	11,449	N	N
013	160480	0040	1/4/2002	\$245,000	9,788	N	N
013	160480	0050	2/6/2002	\$245,000	7,683	N	N
013	160480	0080	7/11/2002	\$235,000	6,715	N	N
013	160480	0100	3/28/2003	\$219,950	8,835	N	N
013	160480	0130	2/6/2003	\$227,950	8,416	N	N
013	160480	0140	1/27/2003	\$225,950	7,298	N	N
013	192506	9120	2/23/2000	\$250,000	10,586	Y	N
013	242505	9075	10/20/2003	\$140,000	16,949	N	N
013	313410	0128	9/3/2004	\$260,000	17,028	N	N
013	313410	0216	8/15/2003	\$245,000	11,475	N	N
013	313410	0218	11/9/2004	\$283,000	7,142	N	N
013	743150	0338	11/24/2004	\$150,000	18,900	Y	N
013	856307	0200	8/2/2000	\$213,000	11,875	Y	N
013	932960	0170	5/7/2001	\$140,000	13,500	N	N
*Multi-Parcel							
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
012	262505	9270	1/17/2001	\$1,320,000	8,791	N	N
012	262505	9285	1/17/2001	\$1,320,000	9,622	N	N
012	262505	9288	1/17/2001	\$1,320,000	5,162	N	N
012	262505	9291	1/17/2001	\$1,320,000	1,594	N	N
012	262505	9292	1/17/2001	\$1,320,000	7,255	N	N
012	262505	9293	1/17/2001	\$1,320,000	6,175	N	N
012	389110	0172	3/30/2004	\$350,000	7,143	N	N
012	389110	0174	3/30/2004	\$350,000	7,143	N	N
013	142505	9186	9/8/2004	\$540,000	7,058	N	N
013	142505	9187	7/20/2004	\$1,080,000	8,133	N	N
013	142505	9188	7/20/2004	\$1,080,000	8,380	N	N
013	142505	9190	7/20/2004	\$1,080,000	13,134	N	N
013	142505	9192	7/20/2004	\$1,080,000	7,944	N	N
013	152355	0380	12/30/2004	\$450,000	5,540	Y	N
013	152355	0390	12/30/2004	\$450,000	5,502	Y	N

Vacant Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
013	152355	0400	12/30/2004	\$450,000	5,456	Y	N
*Multi-Parcel con't							
013	160480	0060	5/12/2003	\$1,058,000	6,827	N	N
013	160480	0070	5/12/2003	\$1,058,000	6,419	N	N
013	160480	0090	5/12/2003	\$1,058,000	7,507	N	N
013	160480	0110	5/12/2003	\$1,058,000	7,576	N	N
013	160480	0120	5/12/2003	\$1,058,000	6,800	N	N
013	192506	9210	2/18/2000	\$500,000	9,416	Y	N
013	192506	9211	2/18/2000	\$500,000	10,541	Y	N
013	555630	0055	2/12/2003	\$1,302,000	5,370	N	N
013	555630	0056	2/12/2003	\$1,302,000	5,814	N	N
013	555630	0057	2/12/2003	\$1,302,000	6,950	N	N
013	555630	0061	2/12/2003	\$1,302,000	7,972	N	N
013	555630	0062	2/12/2003	\$1,302,000	6,517	N	N
013	555630	0063	2/12/2003	\$1,302,000	6,802	N	N
013	555630	0064	2/12/2003	\$1,302,000	6,362	N	N
013	891710	0144	3/29/2000	\$580,000	13,872	N	N

*Note on Multi Parcel Land Sales: Consideration was given to the 9 multi-parcel land sales for additional market evidence and as support in the building of the land valuation model.

Vacant Sales Removed From This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	262505	9110	9/8/2004	\$540,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	279430	0100	10/10/2003	\$900,000	NO MARKET EXPOSURE

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2005 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The areas of Crossroads (Area 91-12) and SW Redmond (Area 91-13) have a mix of single-family residential, multi-family residential, and commercial properties. The Microsoft corporate campus, the Group Health Medical Center, and the Crossroads Mall shopping plaza are the main commercial properties.

Area 91's single-family housing is a mixture of one-story, two-story, and split-level residences built since 1950. The majority of the newer housing is located in Area 91-13 (SW Redmond), in closer proximity to the Microsoft corporate campus and convenient freeway access. In Area 91-13, there are more large previously-underdeveloped land parcels that are being purchased and subdivided into new plats. Area 91 has three plats of townhomes (two located in 91-13 and one in 91-12). The real estate market is moving at a fairly fast pace, with average market time of 1 to 6 months. Higher-value properties are typically on larger parcels or have views.

Area 91 encompasses the Crossroads shopping district and the Microsoft corporate campus. Nearby are the Overlake shopping district, the Redmond Town Center, and the Bellevue Community College. There is an easy commute to Bellevue's central business district, and a direct freeway commute to downtown Seattle. Area 91 is adjacent to SR-520, with easy access to Interstate 90 and Interstate 405.

The sales sample is a good representation of the characteristics for the population; 98.5 of the improved population received EMV.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

The majority of parcels in Area 91 were valued using the multiplicative valuation model described below. The model was developed using NCSS (Number Crunching Statistical Software). RCN is an acronym for Replacement Cost New.

Variable	Definition/Transformation
Base Land	= The coefficient times the natural log of base land divided by 1000.
Building RNC	= The coefficient times the natural log of Building RCN divided by 1000.
Accessory RCN	= The coefficient times the natural log of Accessory RCN divided by 100.
Age	= The coefficient times the natural log of age +1.
High Grade	= If the grade is greater than 10, then the coefficient times the natural log of 10.
Condition	= The coefficient times the natural log of condition.
New House	= If year built/renovated is greater than 1999, then the coefficient times the natural log of 10.
Lake Sammamish View	= If view equals Lake Sammamish, then the coefficient times the natural log of Lake Sammamish +1.
Grade 8 or 9	
Year Built/Ren 1971-1980	= If grade equals 8 or 9 and year built/renovated is between 1971 – 1980, then the coefficient times the natural log of 10.
Very Good Condition	= If condition equals 5, then the coefficient times the natural log of 10.

Improved Parcel Total Value Model Calibration continued:

Coefficients

Intercept	= 1.187957
BaseLand	= 0.4394224
BldgRCN	= 0.4928468
AccyRCN	= 4.325371E-03
Age	= -0.1078967
HiGrade YN	= 6.425212E-02
Condition	= 0.15393
NewHouse YN	= 3.419159E-02
LkSam YN	= 6.281011E-02
Grade 8 or 9 YrBlt/Ren 1971-1980	= -1.219036E-02
VGood Condition	= 1.553888E-02

Improved Parcel Valuation Model

$$= 1.187957 + .4394224 * \text{BaseLandC} + .4928468 * \text{BldgRcnC} + 4.325371E-03 * \text{AccyRcnC} - .1078967 * \text{AgeC} + 3.419159E-02 * \text{NewHouseYN} + 6.425212E-02 * \text{HiGradeYN} + .15393 * \text{ConditionC} + 1.553888E-02 * \text{VGoodYN} + 6.281011E-02 * \text{LkSamYN} - 1.219036E-02 * \text{Grade8_9}$$

Then, EXP(total * 1000 = EMV

Then, Truncated EMV value to lower thousand

EMV	= TOTAL VALUE
LAND VALUE	= BASE LAND VALUE
IMPROVEMENT VALUE	= EMV – BASE LAND VALUE

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
012	329820	1110	10/25/2004	\$279,000	940	0	6	1959	4	7,560	N	N	929 168TH AV NE	
012	329820	1420	11/11/2003	\$220,000	940	0	6	1959	4	7,500	N	N	16410 NE 12TH ST	
012	329820	1520	3/31/2003	\$220,000	940	0	6	1959	4	7,300	N	N	16668 NE 12TH ST	
012	329820	1530	1/28/2003	\$220,480	940	0	6	1959	4	7,300	N	N	16672 NE 12TH ST	
012	329830	0210	4/18/2003	\$235,000	940	0	6	1959	4	7,590	N	N	1379 165TH AV NE	
012	329830	0330	3/5/2003	\$224,500	940	0	6	1959	3	8,250	N	N	16422 NE 13TH ST	
012	329820	0540	4/28/2004	\$230,000	990	0	6	1959	3	7,200	N	N	921 166TH AV NE	
012	329820	0650	3/10/2003	\$225,000	990	0	6	1959	4	7,700	N	N	16511 NE 12TH ST	
012	329820	0730	9/9/2003	\$240,000	990	0	6	1959	5	7,500	N	N	934 166TH AV NE	
012	329820	0760	3/1/2004	\$258,250	990	0	6	1959	5	7,500	N	N	916 166TH AV NE	
012	329820	0800	11/12/2004	\$299,500	990	0	6	1959	5	7,500	N	N	911 167TH AV NE	
012	329820	1270	4/26/2003	\$226,500	990	0	6	1959	4	7,700	N	N	936 168TH AV NE	
012	329830	0150	4/29/2004	\$245,000	990	0	6	1959	3	7,178	N	N	16504 NE 13TH ST	
012	329830	0400	9/10/2003	\$239,000	990	0	6	1959	4	7,590	N	N	1352 164TH PL NE	
012	329830	0430	12/31/2003	\$245,000	990	0	6	1959	3	7,590	N	N	1372 164TH PL NE	
012	329820	0190	11/14/2003	\$235,000	990	0	6	1959	4	7,500	N	N	854 164TH PL NE	
012	329820	0070	6/25/2004	\$284,000	1,080	0	6	1959	4	5,400	N	N	16409 NE 10TH PL	
012	329830	0350	6/26/2003	\$232,000	1,110	0	6	1959	4	7,590	N	N	1318 164TH PL NE	
012	329820	0240	6/18/2003	\$243,000	1,120	0	6	1959	4	4,950	N	N	884 164TH PL NE	
012	329820	0270	2/27/2004	\$239,900	1,170	0	6	1959	3	8,800	N	N	863 164TH PL NE	
012	329820	0550	3/27/2003	\$230,800	1,210	0	6	1959	5	7,700	N	N	927 166TH AV NE	
012	329820	0770	10/24/2003	\$247,000	1,210	0	6	1959	5	7,500	N	N	910 166TH AV NE	
012	329820	0780	3/17/2003	\$225,000	1,210	0	6	1959	4	8,000	N	N	16608 NE 9TH ST	
012	329820	0860	12/4/2003	\$240,000	1,210	0	6	1959	4	8,000	N	N	1011 166TH PL NE	
012	329820	1130	2/20/2003	\$228,000	1,210	0	6	1959	4	9,775	N	N	941 168TH AV NE	
012	329830	0250	3/13/2003	\$215,950	1,210	0	6	1959	4	7,590	N	N	1353 165TH AV NE	

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	329820	1410	9/15/2004	\$273,935	1,210	0	6	1959	5	8,200	N	N	16404 NE 12TH ST
012	329820	1140	11/10/2004	\$250,000	1,220	0	6	1959	5	10,200	N	N	1005 167TH PL NE
012	329820	0810	5/25/2004	\$264,000	1,240	0	6	1959	4	7,500	N	N	917 167TH AV NE
012	329820	0380	5/11/2004	\$276,000	1,270	0	6	1959	4	7,200	N	N	928 164TH PL NE
012	329820	0520	11/21/2003	\$220,000	1,270	0	6	1959	4	7,200	N	N	909 166TH AV NE
012	329830	0300	10/7/2004	\$279,000	1,270	0	6	1959	5	7,590	N	N	1319 165TH AV NE
012	329830	0480	12/23/2004	\$298,900	1,270	0	6	1959	5	7,638	N	N	16420 NE 15TH ST
012	329830	0130	9/13/2004	\$310,000	1,340	0	6	1959	5	6,200	N	N	1322 165TH AV NE
012	329830	0360	2/9/2004	\$269,500	1,370	0	6	1959	4	7,590	N	N	1324 164TH PL NE
012	329820	1490	7/16/2004	\$300,000	1,500	0	6	1959	4	7,300	N	N	16648 NE 12TH ST
012	403850	0210	8/14/2003	\$276,000	926	0	7	1959	4	8,610	N	N	16416 NE 6TH ST
012	404020	0150	6/22/2004	\$360,000	1,000	500	7	1964	5	12,000	N	N	468 145TH PL NE
012	403780	0215	7/9/2003	\$277,475	1,020	0	7	1958	5	8,250	N	N	16242 NE 2ND ST
012	403820	0430	9/15/2004	\$317,500	1,020	780	7	1959	3	8,475	N	N	15743 NE 1ST ST
012	403820	0490	8/26/2003	\$305,000	1,020	970	7	1959	4	7,950	N	N	63 158TH PL NE
012	403850	0800	1/22/2004	\$278,450	1,020	890	7	1959	3	7,980	N	N	550 166TH AV NE
012	403770	0055	5/20/2004	\$317,400	1,020	0	7	1959	4	9,120	N	N	15942 MAIN ST
012	403770	0180	1/2/2004	\$266,000	1,020	670	7	1958	4	8,736	N	N	16220 MAIN ST
012	403820	0620	12/1/2004	\$309,900	1,020	690	7	1959	3	8,800	N	N	15604 NE 1ST PL
012	156080	0190	10/1/2003	\$309,000	1,030	1,030	7	1962	4	6,930	N	N	612 153RD AV NE
012	156080	0270	6/29/2004	\$359,500	1,030	1,010	7	1962	4	8,480	N	N	15215 NE 7TH PL
012	156080	0290	12/22/2003	\$350,000	1,030	1,010	7	1962	4	8,560	N	N	15305 NE 7TH PL
012	403770	0025	7/8/2004	\$360,000	1,030	940	7	1959	4	8,480	N	N	15945 NE 1ST ST
012	403770	0100	2/27/2003	\$275,000	1,030	0	7	1958	4	9,072	N	N	16217 NE 1ST ST
012	403820	0960	8/20/2004	\$331,500	1,030	940	7	1959	4	8,140	N	N	15871 NE 1ST ST
012	403820	1120	9/17/2004	\$313,000	1,030	820	7	1959	3	8,800	N	N	105 158TH PL NE
012	403820	0070	7/13/2004	\$276,000	1,040	0	7	1959	4	8,287	N	N	122 156TH AV NE
012	403820	0770	7/14/2003	\$276,000	1,050	990	7	1959	4	12,070	N	N	15662 MAIN ST
012	403770	0015	1/9/2003	\$274,950	1,080	990	7	1959	4	9,525	N	N	15929 NE 1ST ST
012	403780	0345	2/10/2004	\$272,500	1,080	780	7	1958	3	8,640	N	N	108 164TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	404080	0050	11/3/2003	\$250,000	1,090	0	7	1966	3	8,400	N	N	16828 NE 14TH ST
012	404010	0650	10/21/2004	\$380,000	1,110	1,110	7	1963	4	8,030	N	N	214 145TH PL NE
012	404020	0220	11/4/2004	\$354,000	1,110	1,110	7	1963	3	8,000	N	N	465 147TH PL NE
012	404080	0650	5/18/2004	\$325,000	1,140	950	7	1963	4	9,350	N	N	16921 NE 12TH ST
012	403870	0700	5/18/2004	\$349,950	1,150	1,080	7	1960	4	8,560	N	N	16865 NE 6TH ST
012	403770	0240	3/30/2004	\$285,000	1,170	400	7	1958	4	9,825	N	N	16200 NE 1ST ST
012	403780	0280	10/18/2004	\$324,900	1,170	370	7	1958	4	7,875	N	N	16014 NE 2ND ST
012	403850	0180	3/5/2003	\$275,500	1,170	400	7	1959	3	8,625	N	N	617 165TH AV NE
012	403850	0360	2/23/2004	\$300,000	1,170	350	7	1959	4	8,000	N	N	16428 NE 4TH ST
012	403870	0250	3/31/2004	\$346,000	1,170	580	7	1960	5	8,560	Y	N	16834 NE 6TH ST
012	403820	0790	4/28/2003	\$293,168	1,170	420	7	1959	4	7,700	N	N	15650 MAIN ST
012	403770	0135	5/20/2004	\$275,000	1,170	570	7	1958	3	8,250	N	N	71 164TH AV NE
012	403770	0040	3/25/2003	\$270,000	1,180	940	7	1958	4	8,720	N	N	15967 NE 1ST ST
012	572801	0160	4/19/2003	\$280,000	1,190	600	7	1973	4	7,280	N	N	508 154TH AV NE
012	572801	0010	11/16/2004	\$370,000	1,200	1,080	7	1972	3	7,980	N	N	521 154TH AV NE
012	403890	0310	4/2/2004	\$298,900	1,210	0	7	1962	4	8,250	N	N	865 170TH PL NE
012	403770	0087	8/31/2004	\$285,000	1,220	0	7	1958	3	8,216	N	N	80 159TH PL NE
012	404080	0280	8/23/2004	\$281,500	1,220	0	7	1965	4	6,305	N	N	1228 168TH AV NE
012	404080	0030	5/21/2004	\$264,950	1,220	0	7	1966	4	8,400	N	N	16906 NE 14TH ST
012	403780	0020	3/12/2004	\$305,000	1,230	940	7	1959	3	8,610	N	N	16035 NE 2ND ST
012	404080	0370	9/8/2003	\$265,000	1,230	0	7	1963	3	7,500	N	N	1241 169TH PL NE
012	403780	0145	9/23/2003	\$270,000	1,240	0	7	1958	4	9,102	N	N	16209 NE 3RD ST
012	403800	0135	10/13/2004	\$300,000	1,240	0	7	1958	4	10,005	N	N	16204 NE 3RD ST
012	403870	0970	6/25/2003	\$356,000	1,240	1,190	7	1960	4	8,800	N	N	17145 NE 5TH PL
012	194490	0090	12/12/2003	\$265,000	1,250	0	7	1966	4	10,530	N	N	4 151ST PL NE
012	403770	0170	4/15/2004	\$250,000	1,260	0	7	1958	4	10,208	N	N	16238 MAIN ST
012	403820	0320	10/8/2003	\$255,500	1,270	0	7	1959	4	8,400	N	N	15734 NE 1ST ST
012	404060	0430	1/27/2004	\$318,000	1,270	1,270	7	1962	3	8,250	N	N	15232 NE 3RD PL
012	403820	0380	7/23/2003	\$240,000	1,300	0	7	1959	4	8,250	N	N	15703 NE 1ST ST
012	403820	0710	8/5/2003	\$258,990	1,300	0	7	1959	3	9,144	N	N	15715 NE 1ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	403820	0730	7/22/2003	\$269,000	1,300	0	7	1959	4	10,890	N	N	15729 NE 1ST PL
012	403780	0295	11/11/2003	\$315,000	1,300	960	7	1958	3	8,640	N	N	310 164TH AV NE
012	403820	0740	12/10/2004	\$320,450	1,310	0	7	1959	5	9,690	N	N	15735 NE 1ST PL
012	403800	0055	10/12/2004	\$309,950	1,320	0	7	1959	4	7,076	N	N	16240 NE 3RD PL
012	403850	0740	2/10/2003	\$264,000	1,320	0	7	1959	4	8,175	N	N	648 166TH AV NE
012	403870	0920	9/24/2004	\$525,000	1,320	1,030	7	1960	4	8,800	Y	N	17115 NE 5TH PL
012	404010	0570	2/5/2003	\$280,400	1,320	570	7	1962	3	7,875	N	N	14519 NE 4TH ST
012	404060	0340	4/3/2003	\$300,000	1,320	740	7	1962	5	9,240	N	N	15219 NE 3RD PL
012	156080	0070	5/21/2003	\$338,000	1,330	1,200	7	1962	4	8,008	N	N	15201 NE 6TH PL
012	194490	0150	2/25/2003	\$267,000	1,330	660	7	1966	4	8,190	N	N	46 151ST PL NE
012	403900	0380	4/8/2004	\$355,500	1,330	0	7	1962	4	8,250	N	N	828 172ND AV NE
012	404050	0270	2/9/2004	\$254,000	1,330	0	7	1961	4	8,250	N	N	15321 NE 1ST ST
012	403850	0240	10/25/2004	\$246,000	1,340	0	7	1959	3	10,200	N	N	16415 NE 6TH ST
012	403850	0420	4/22/2004	\$305,000	1,340	0	7	1959	4	6,230	N	N	505 165TH AV NE
012	404010	0340	4/27/2004	\$345,900	1,350	540	7	1962	4	7,975	N	N	14516 NE 2ND PL
012	404040	0230	12/18/2003	\$292,100	1,350	670	7	1961	4	8,250	N	N	123 155TH AV NE
012	404060	0070	2/11/2003	\$296,000	1,350	700	7	1961	4	5,950	N	N	15236 NE 1ST PL
012	404060	0070	7/22/2004	\$333,000	1,350	700	7	1961	4	5,950	N	N	15236 NE 1ST PL
012	404020	0230	8/16/2004	\$328,250	1,360	670	7	1963	3	8,800	N	N	14724 NE 4TH PL
012	404050	0070	6/11/2004	\$365,000	1,360	800	7	1961	4	7,920	N	N	140 NE 154TH PL
012	403850	0280	8/21/2003	\$255,990	1,360	0	7	1960	3	7,140	N	N	438 164TH AV NE
012	404010	0560	5/1/2003	\$285,000	1,380	700	7	1962	4	8,364	N	N	317 145TH PL NE
012	404050	0250	5/8/2003	\$269,000	1,390	800	7	1961	3	8,250	N	N	15309 NE 1ST ST
012	403850	0600	6/9/2004	\$336,000	1,400	0	7	1959	5	7,700	N	N	16518 NE 5TH ST
012	403860	0460	9/2/2003	\$425,000	1,400	1,170	7	1961	5	10,488	N	N	16513 NE 1ST ST
012	404060	0230	1/14/2003	\$260,000	1,400	0	7	1961	3	8,250	N	N	137 152ND PL NE
012	156080	0040	3/27/2003	\$295,000	1,410	0	7	1962	4	8,750	N	N	15219 NE 6TH PL
012	403850	0920	5/29/2003	\$307,500	1,410	570	7	1957	4	8,250	N	N	421 167TH AV NE
012	404060	0140	5/19/2004	\$360,000	1,410	700	7	1961	5	8,325	N	N	106 153RD PL NE
012	156080	0170	10/7/2004	\$315,000	1,410	0	7	1962	4	7,725	N	N	15222 NE 7TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	156080	0370	4/29/2003	\$225,500	1,410	0	7	1962	3	7,650	N	N	15304 NE 7TH PL
012	404050	0240	9/2/2003	\$275,500	1,430	0	7	1961	4	9,020	N	N	15303 NE 1ST ST
012	403910	0220	11/2/2004	\$367,000	1,440	1,100	7	1963	4	8,250	N	N	1224 170TH AV NE
012	403860	0070	9/22/2003	\$335,000	1,450	670	7	1961	4	8,250	N	N	107 165TH AV NE
012	404020	0550	6/28/2004	\$315,000	1,450	810	7	1966	3	6,380	N	N	510 147TH PL NE
012	403880	0650	4/16/2003	\$370,000	1,460	1,300	7	1962	3	13,320	Y	N	437 171ST PL NE
012	403780	0210	10/22/2004	\$344,800	1,480	0	7	1958	4	8,470	N	N	16248 NE 2ND ST
012	404020	0170	12/13/2004	\$316,000	1,480	0	7	1964	4	7,700	N	N	14607 NE 5TH ST
012	404040	0160	11/22/2004	\$355,000	1,500	450	7	1960	4	8,800	N	N	313 155TH AV NE
012	404080	0080	8/30/2004	\$270,000	1,500	0	7	1966	4	7,700	N	N	1406 168TH AV NE
012	403800	0120	7/2/2003	\$255,000	1,540	0	7	1958	3	7,875	N	N	16048 NE 3RD ST
012	403870	0050	10/9/2003	\$252,900	1,540	0	7	1960	4	8,910	N	N	610 168TH AV NE
012	194490	0110	10/21/2004	\$280,000	1,560	0	7	1966	3	8,190	N	N	20 151ST PL NE
012	403880	0440	12/1/2004	\$460,000	1,560	1,200	7	1961	4	7,575	Y	N	17228 NE 4TH ST
012	403850	0970	6/17/2003	\$280,000	1,590	0	7	1959	4	9,350	N	N	513 167TH AV NE
012	403780	0315	4/14/2003	\$258,500	1,590	0	7	1958	3	8,640	N	N	210 164TH AV NE
012	404080	0510	4/6/2004	\$295,000	1,600	0	7	1963	4	8,160	N	N	1220 169TH PL NE
012	403780	0090	8/23/2004	\$312,000	1,620	0	7	1958	4	9,486	N	N	16259 NE 2ND ST
012	403850	1070	8/26/2003	\$285,000	1,680	0	7	1959	3	8,250	N	N	634 167TH AV NE
012	404020	0540	2/19/2003	\$359,500	1,700	1,160	7	1963	3	4,950	N	N	516 147TH PL NE
012	403870	0540	11/20/2003	\$319,500	1,720	0	7	1960	4	8,560	N	N	17140 NE 5TH PL
012	404060	0110	8/26/2003	\$315,000	1,730	0	7	1961	3	8,509	N	N	124 152ND PL NE
012	403910	0310	8/18/2004	\$307,500	1,760	0	7	1963	4	7,140	N	N	1035 170TH PL NE
012	572801	0050	8/6/2003	\$280,000	1,780	0	7	1973	4	7,350	N	N	427 154TH AV NE
012	403880	0280	8/30/2004	\$365,000	1,790	0	7	1961	4	8,250	Y	N	17129 NE 5TH ST
012	404040	0350	4/7/2003	\$274,950	1,790	0	7	1961	4	8,250	N	N	134 155TH AV NE
012	403860	0180	2/21/2003	\$280,000	1,800	0	7	1960	3	8,375	N	N	223 165TH AV NE
012	403870	0060	10/10/2003	\$288,000	1,800	0	7	1960	4	7,315	N	N	618 168TH AV NE
012	156080	0550	8/1/2003	\$323,400	1,930	0	7	1962	3	8,201	N	N	620 155TH PL NE
012	404060	0170	3/15/2004	\$389,000	1,940	0	7	1962	4	8,800	N	N	307 152ND PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	403850	0070	7/21/2003	\$260,000	2,090	0	7	1959	3	5,830	N	N	614 164TH PL NE
012	404040	0090	11/30/2004	\$425,000	2,110	1,420	7	1960	3	9,020	N	N	15418 NE 3RD PL
012	404020	0440	3/18/2004	\$310,000	2,130	0	7	1964	3	5,500	N	N	516 146TH AV NE
012	404040	0080	5/21/2004	\$420,000	2,130	0	7	1960	4	8,120	N	N	15422 NE 3RD PL
012	331650	0235	7/22/2004	\$500,000	2,420	730	7	1964	5	41,486	N	N	16001 NE 6TH ST
012	156080	0440	2/9/2004	\$387,000	2,500	0	7	1962	4	5,883	N	N	750 154TH PL NE
012	404010	0520	4/11/2004	\$399,950	2,540	0	7	1962	4	8,176	N	N	215 145TH PL NE
012	885731	0100	12/16/2003	\$240,000	600	1,040	8	1967	4	1,842	Y	N	214 167TH PL NE
012	885731	0010	6/30/2004	\$209,950	660	630	8	1969	4	1,749	N	N	208 NE 168TH ST
012	885731	0020	5/11/2004	\$178,000	660	630	8	1969	3	1,646	N	N	210 168TH AV NE
012	885730	0070	11/22/2004	\$229,950	990	480	8	1967	3	1,581	N	N	222 169TH AV NE
012	885730	0070	4/25/2003	\$195,500	990	480	8	1967	3	1,581	N	N	222 169TH AV NE
012	885730	0110	2/25/2003	\$182,000	990	480	8	1967	3	1,643	N	N	256 NE 169TH ST
012	885730	0120	5/10/2004	\$212,500	990	480	8	1967	3	1,612	N	N	258 169TH AV NE
012	885730	0130	1/27/2004	\$197,200	990	510	8	1967	3	1,663	N	N	260 169TH AV NE
012	885710	0040	5/3/2004	\$175,000	1,020	0	8	1967	3	1,782	N	N	17118 NE 2ND PL
012	885733	0040	12/7/2004	\$263,500	1,130	640	8	1974	4	2,277	N	N	261 168TH AV NE
012	156220	0420	2/5/2003	\$310,000	1,190	910	8	1966	3	8,120	N	N	1531 150TH AV NE
012	885710	0080	10/22/2004	\$211,000	1,200	40	8	1967	3	1,055	N	N	17108 NE 2ND PL
012	885710	0170	5/18/2004	\$200,750	1,200	40	8	1967	3	1,055	N	N	17016 NE 2ND PL
012	403970	1300	4/9/2004	\$489,500	1,250	600	8	1969	5	9,687	Y	N	439 173RD PL NE
012	505020	0070	2/18/2003	\$297,000	1,260	370	8	1983	3	14,800	N	N	50 150TH PL NE
012	156080	0460	8/14/2003	\$360,000	1,280	690	8	1963	5	9,900	N	N	664 154TH AV NE
012	156200	0220	12/22/2004	\$390,000	1,290	1,210	8	1964	4	7,300	N	N	14828 NE 12TH ST
012	403900	0230	9/1/2004	\$390,000	1,290	1,230	8	1962	5	10,216	N	N	835 172ND AV NE
012	885730	0020	11/19/2004	\$188,800	1,320	0	8	1967	3	1,197	N	N	212 169TH AV NE
012	261960	0300	12/15/2004	\$366,650	1,340	1,210	8	1968	4	6,600	N	N	930 151ST PL NE
012	001120	0010	7/15/2004	\$360,000	1,350	0	8	1998	3	4,791	N	N	15151 NE 8TH PL
012	404080	0250	2/5/2003	\$264,000	1,350	0	8	1963	3	8,000	N	N	1204 168TH AV NE
012	885731	0170	11/29/2004	\$230,000	1,350	200	8	1967	3	2,565	N	N	203 168TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
012	885710	0140	9/15/2003	\$231,000	1,370	40	8	1967	4	1,340	N	N	17024 NE 2ND PL	
012	885710	0240	5/15/2003	\$207,650	1,370	320	8	1967	3	1,197	N	N	16928 NE 2ND PL	
012	403890	0211	11/26/2003	\$380,000	1,370	1,000	8	1962	4	9,900	N	N	805 170TH PL NE	
012	329600	0060	1/25/2004	\$385,000	1,390	1,390	8	1962	3	15,870	N	N	14866 NE 11TH PL	
012	156220	0090	11/10/2004	\$435,000	1,420	670	8	1966	5	7,290	N	N	14842 NE 16TH ST	
012	403900	0410	10/5/2004	\$359,000	1,420	1,340	8	1962	4	8,800	Y	N	804 172ND AV NE	
012	156220	0440	7/29/2004	\$384,750	1,430	750	8	1966	3	5,880	N	N	1534 150TH AV NE	
012	403890	0150	5/14/2004	\$375,000	1,430	1,430	8	1962	4	8,250	N	N	830 168TH PL NE	
012	403910	0380	5/8/2003	\$334,900	1,430	850	8	1963	4	9,180	N	N	1030 170TH PL NE	
012	403910	0170	11/13/2003	\$364,000	1,440	1,020	8	1963	3	8,250	N	N	1012 172ND AV NE	
012	261960	0050	5/19/2003	\$350,000	1,460	700	8	1968	4	13,334	N	N	14916 NE 10TH PL	
012	403970	0480	3/12/2003	\$399,500	1,460	960	8	1973	4	9,642	Y	N	257 174TH PL NE	
012	403970	0300	3/20/2003	\$438,000	1,470	1,370	8	1964	5	9,606	Y	N	118 174TH PL NE	
012	403890	0140	4/22/2004	\$435,250	1,490	1,430	8	1962	5	8,250	N	N	904 168TH PL NE	
012	885731	0030	7/16/2004	\$260,000	1,500	460	8	1969	3	1,941	N	N	214 168TH AV NE	
012	885731	0080	5/25/2004	\$275,000	1,500	510	8	1969	3	1,982	N	N	232 168TH AV NE	
012	885731	0120	10/27/2004	\$389,000	1,500	510	8	1967	5	1,842	Y	N	218 167TH PL NE	
012	885731	0120	2/2/2004	\$376,000	1,500	510	8	1967	5	1,842	Y	N	218 167TH PL NE	
012	156220	0400	6/25/2004	\$358,000	1,510	1,210	8	1966	3	9,775	N	N	14825 NE 15TH PL	
012	001120	0190	11/2/2004	\$375,000	1,530	0	8	1998	3	3,024	N	N	15046 NE 8TH PL	
012	001120	0250	9/25/2003	\$328,000	1,530	0	8	1998	3	3,696	N	N	15026 NE 8TH PL	
012	001120	0290	7/19/2003	\$325,000	1,530	0	8	1998	3	3,464	N	N	15012 NE 8TH PL	
012	001120	0370	7/31/2003	\$345,000	1,530	0	8	1998	3	3,696	N	N	15019 NE 8TH PL	
012	279430	0070	6/22/2004	\$645,000	1,610	1,610	8	2003	3	44,431	N	N	14327 NE 16TH PL	
012	127700	0260	6/2/2004	\$315,000	1,630	0	8	1999	3	3,124	N	N	14790 NE 16TH ST	
012	403970	0520	10/4/2004	\$340,000	1,680	0	8	1967	3	9,637	Y	N	409 174TH PL NE	
012	403970	0400	5/6/2004	\$570,000	1,690	940	8	1972	4	10,527	Y	N	119 174TH PL NE	
012	156220	0380	10/20/2004	\$369,900	1,740	0	8	1965	4	8,800	N	N	14813 NE 15TH PL	
012	403890	0280	8/4/2004	\$298,000	1,750	0	8	1962	4	8,030	N	N	845 170TH PL NE	
012	403900	0100	11/9/2004	\$340,000	1,750	0	8	1962	4	7,700	N	N	815 171ST PL NE	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	143350	0060	9/10/2004	\$520,000	1,760	980	8	1968	4	9,750	N	N	1017 NE 147TH PL
012	156220	0080	7/3/2003	\$321,000	1,760	0	8	1965	3	11,250	N	N	14836 NE 16TH ST
012	403890	0230	6/29/2004	\$329,000	1,800	0	8	1962	4	8,250	N	N	815 170TH PL NE
012	404080	0740	6/9/2003	\$330,000	1,800	0	8	1963	3	8,800	N	N	16800 NE 11TH PL
012	261920	0060	9/2/2003	\$325,000	1,850	0	8	1981	4	11,202	N	N	14809 NE 9TH PL
012	001120	0280	4/26/2004	\$398,500	1,910	0	8	1998	3	3,696	N	N	15018 NE 8TH PL
012	066340	0140	9/22/2003	\$379,500	1,930	660	8	1984	3	7,324	N	N	613 151ST PL NE
012	738520	0060	11/21/2003	\$407,000	1,930	470	8	1967	4	15,038	N	N	14454 NE 12TH PL
012	156210	0020	2/20/2004	\$335,500	1,940	0	8	1964	3	7,980	N	N	1330 151ST PL NE
012	156220	0450	2/25/2004	\$335,000	1,970	0	8	1966	3	9,000	N	N	1548 150TH AV NE
012	329600	0210	6/30/2004	\$390,000	2,080	510	8	1972	3	17,145	N	N	14811 NE 11TH PL
012	738531	0060	7/2/2003	\$385,000	2,180	0	8	1977	4	13,200	N	N	1318 141ST PL NE
012	143350	0030	1/10/2003	\$407,000	2,290	0	8	1973	4	13,440	N	N	14714 NE 10TH ST
012	252505	9039	12/1/2003	\$425,000	2,290	0	8	2001	3	8,383	N	N	16937 NORTHUP WY
012	331650	0175	10/3/2003	\$530,000	2,370	0	8	1989	3	37,846	N	N	16240 NE 6TH ST
012	417831	0060	3/16/2004	\$455,000	2,430	0	8	1980	4	11,200	N	N	912 145TH PL NE
012	331650	0165	5/7/2003	\$475,000	2,480	0	8	1978	3	37,846	N	N	16220 NE 6TH ST
012	691872	0110	6/14/2004	\$402,000	2,480	0	8	1972	3	9,720	N	N	285 146TH PL NE
012	403970	0560	2/11/2004	\$509,000	2,520	0	8	1972	4	10,140	Y	N	437 174TH PL NE
012	738531	0100	11/15/2004	\$429,000	2,650	0	8	1977	4	10,962	N	N	1300 142ND PL NE
012	252505	9206	6/25/2003	\$443,000	2,800	0	8	2001	3	7,522	N	N	16949 NORTHUP WY
012	272505	9048	7/24/2003	\$558,800	2,850	0	8	2002	3	16,022	N	N	918 144TH AV NE
012	404060	0390	10/1/2004	\$441,000	2,920	0	8	1961	4	8,250	N	N	15245 NE 3RD PL
012	272505	9331	10/30/2003	\$600,000	2,940	0	8	2003	3	12,549	N	N	920 144TH AV NE
012	272505	9332	11/12/2003	\$600,000	2,940	0	8	2003	3	11,129	N	N	922 144TH AV NE
012	262505	9295	3/10/2003	\$540,000	3,080	0	8	2002	3	10,076	N	N	15020 NE 9TH PL
012	738532	0020	4/26/2004	\$530,000	3,410	0	8	1979	3	14,100	N	N	1305 140TH PL NE
012	403970	0830	12/1/2004	\$653,000	1,250	970	9	1964	5	10,200	Y	N	268 173RD PL NE
012	934670	0140	1/26/2004	\$390,000	1,460	1,480	9	1979	3	9,900	N	N	218 142ND AV NE
012	934670	0130	2/10/2004	\$430,000	1,520	990	9	1978	4	11,610	N	N	214 142ND AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	738520	0050	2/20/2004	\$435,900	1,580	1,580	9	1967	4	11,919	N	N	14444 NE 12TH PL
012	143370	0050	9/16/2003	\$460,000	1,610	1,000	9	1978	4	13,860	N	N	910 147TH PL NE
012	885732	0100	8/20/2004	\$329,950	1,650	0	9	1979	4	2,497	Y	N	22 168TH AV NE
012	885732	0350	8/21/2003	\$265,000	1,690	0	9	1979	4	2,531	N	N	125 168TH AV NE
012	885732	0360	11/8/2004	\$289,450	1,690	0	9	1979	4	2,391	N	N	129 168TH AV NE
012	403970	0280	10/14/2003	\$445,000	1,760	1,640	9	1971	4	9,606	Y	N	206 174TH PL NE
012	403970	0450	5/14/2004	\$530,000	1,800	370	9	1970	4	9,638	Y	N	235 174TH PL NE
012	885732	0120	10/24/2003	\$375,000	1,800	0	9	1979	4	2,819	Y	N	18 168TH AV NE
012	885732	0130	3/4/2004	\$330,500	1,800	0	9	1979	4	2,748	N	N	16 168TH AV NE
012	403970	0880	3/26/2004	\$625,000	1,980	1,680	9	1968	4	9,680	Y	N	222 173RD PL NE
012	885732	0340	8/3/2004	\$284,570	1,980	0	9	1979	4	3,096	N	N	121 168TH AV NE
012	215980	0120	9/21/2004	\$578,980	2,250	0	9	1980	4	13,500	N	N	14203 NE 12TH PL
012	143370	0020	4/14/2003	\$445,000	2,290	0	9	1978	4	13,860	N	N	909 147TH PL NE
012	403970	0580	2/7/2003	\$470,000	2,330	1,200	9	1970	3	11,368	Y	N	451 174TH PL NE
012	934670	0080	7/29/2003	\$416,000	2,430	0	9	1978	3	9,900	N	N	14109 NE 2ND ST
012	934670	0320	1/8/2004	\$390,000	2,460	0	9	1978	3	9,296	N	N	211 142ND AV NE
012	885732	0030	1/5/2004	\$314,000	2,470	0	9	1979	4	2,738	N	N	130 168TH AV NE
012	883990	0131	7/21/2003	\$568,500	2,480	0	9	1953	5	44,280	N	N	14025 NE 6TH PL
012	331650	0110	2/20/2003	\$490,000	2,590	0	9	1979	3	36,654	N	N	15808 NE 6TH ST
012	417830	0400	3/21/2003	\$495,000	2,710	0	9	1979	4	13,515	N	N	14317 NE 10TH PL
012	807830	0100	3/7/2003	\$480,000	2,720	0	9	1980	3	13,468	N	N	1406 143RD AV NE
012	807830	0040	9/10/2003	\$489,000	2,740	0	9	1980	3	12,240	N	N	1505 143RD AV NE
012	272505	9128	9/3/2003	\$478,000	2,880	0	9	1979	4	21,344	N	N	1411 143RD PL NE
012	362505	9178	9/20/2004	\$475,000	2,891	0	9	1997	3	6,757	N	N	12 174TH PL NE
012	417830	0040	9/19/2003	\$583,000	3,080	0	9	1981	5	13,870	N	N	1045 144TH AV NE
012	807830	0070	2/11/2003	\$513,000	3,090	0	9	1981	3	17,200	N	N	1508 143RD AV NE
012	329600	0100	6/26/2003	\$494,950	3,710	0	9	1962	4	14,705	N	N	15040 NE 11TH PL
012	331650	0095	2/26/2004	\$620,000	3,880	0	9	1979	4	36,654	N	N	15708 NE 6TH ST
012	127700	0140	8/6/2004	\$490,000	2,230	1,080	10	1999	3	4,542	N	N	14685 NE 16TH ST
012	127700	0210	7/20/2004	\$695,000	2,570	1,140	10	1999	3	6,860	N	N	14741 NE 16TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	127700	0300	10/28/2004	\$558,400	2,580	0	10	1998	3	6,753	N	N	14742 NE 16TH ST
012	127700	0300	7/18/2003	\$499,000	2,580	0	10	1998	3	6,753	N	N	14742 NE 16TH ST
012	127700	0250	12/8/2004	\$599,000	2,880	0	10	1998	3	6,631	N	N	14792 NE 16TH ST
012	417830	0410	7/15/2004	\$595,000	2,900	0	10	1982	4	12,150	N	N	1003 144TH AV NE
012	127700	0010	10/28/2004	\$545,000	2,950	0	10	1998	3	6,925	N	N	14716 NE 16TH ST
012	252505	9203	4/26/2004	\$585,000	3,120	0	10	1998	3	8,730	N	N	16657 NORTHUP WY
012	066235	0130	4/21/2004	\$619,000	3,220	0	10	1999	3	7,423	N	N	550 150TH PL NE
012	066235	0080	6/11/2003	\$550,000	3,240	0	10	1999	3	6,573	N	N	452 150TH PL NE
012	066235	0050	3/30/2004	\$604,500	3,400	0	10	1999	3	7,452	N	N	405 150TH PL NE
012	262505	9270	7/21/2004	\$799,977	3,490	0	10	2001	3	8,791	N	N	1020 148TH AV NE
012	262505	9292	2/24/2003	\$765,000	3,660	0	10	2001	3	7,255	N	N	1022 148TH AV NE
012	417830	0250	5/5/2004	\$655,000	3,810	0	10	1987	3	13,685	N	N	1023 141ST PL NE
012	179634	0080	11/5/2004	\$672,656	3,240	0	11	1992	3	9,397	N	N	14036 NE 5TH ST
012	883990	0235	7/15/2004	\$795,000	3,305	0	11	2000	3	16,900	N	N	718 140TH AV NE
012	883990	0230	6/2/2003	\$1,017,000	4,205	0	12	2000	3	20,800	N	N	738 140TH AV NE
013	810040	0140	10/17/2003	\$287,500	1,270	0	5	1937	5	11,489	N	N	3054 172ND AV NE
013	132505	9073	5/27/2004	\$230,000	790	0	6	1918	5	9,882	N	N	4035 WEST LAKE SAMMAMISH PW NE
013	252505	9089	12/10/2003	\$276,000	1,790	0	6	1940	5	13,515	N	N	2055 173RD AV NE
013	260040	0010	9/8/2003	\$247,000	930	400	7	1955	3	9,085	N	N	4211 162ND AV NE
013	182800	0990	3/11/2004	\$294,000	950	440	7	1969	4	11,310	N	N	15609 NE 56TH WY
013	808780	0210	7/10/2003	\$270,000	1,060	740	7	1963	4	5,520	N	N	5320 155TH AV NE
013	313410	0054	6/23/2003	\$316,450	1,140	340	7	1967	4	9,600	N	N	3235 180TH AV NE
013	808780	0400	7/10/2003	\$273,000	1,150	800	7	1963	3	7,350	N	N	5315 155TH AV NE
013	808780	0410	3/25/2004	\$272,199	1,150	460	7	1963	3	7,836	N	N	5309 155TH AV NE
013	808780	0460	8/28/2003	\$265,000	1,150	1,120	7	1963	3	7,600	N	N	5211 155TH AV NE
013	808780	0080	11/21/2003	\$295,000	1,150	1,120	7	1963	4	8,588	N	N	5311 156TH AV NE
013	808780	0510	10/3/2003	\$285,000	1,150	1,120	7	1963	4	8,553	N	N	15527 156TH AV NE
013	856300	0060	12/1/2003	\$330,000	1,160	600	7	1967	3	10,200	N	N	17713 NE 13TH ST
013	856300	0080	12/23/2003	\$337,000	1,160	600	7	1967	4	10,200	N	N	17731 NE 13TH ST
013	182800	0760	7/17/2003	\$300,000	1,180	360	7	1968	3	8,400	N	N	15815 NE 53RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	182800	1190	12/14/2004	\$375,000	1,180	500	7	1969	5	8,760	N	N	5309 159TH AV NE
013	182800	1190	3/24/2003	\$317,000	1,180	500	7	1969	5	8,760	N	N	5309 159TH AV NE
013	182800	0810	11/17/2004	\$347,500	1,200	340	7	1968	4	8,400	N	N	15724 NE 53RD ST
013	327576	0120	4/1/2004	\$279,000	1,200	0	7	1972	4	8,025	N	N	1831 172ND PL NE
013	327575	0040	7/15/2003	\$317,000	1,210	550	7	1968	3	7,350	N	N	17240 NE 16TH PL
013	215500	0030	8/3/2004	\$298,000	1,220	500	7	1968	4	11,000	N	N	5514 162ND AV NE
013	215500	0120	11/11/2003	\$315,000	1,220	500	7	1967	4	9,900	N	N	5607 162ND AV NE
013	808780	0380	12/5/2003	\$303,950	1,230	1,130	7	1963	4	7,350	N	N	5329 155TH AV NE
013	182800	1180	9/16/2004	\$325,000	1,240	0	7	1969	4	9,116	N	N	5315 159TH AV NE
013	808780	0150	7/15/2003	\$305,200	1,240	670	7	1963	4	6,675	N	N	5226 155TH AV NE
013	815550	0020	10/15/2004	\$358,000	1,250	1,250	7	1968	4	7,140	N	N	1412 173RD AV NE
013	815550	0020	9/8/2003	\$334,000	1,250	1,250	7	1968	4	7,140	N	N	1412 173RD AV NE
013	808780	0360	1/16/2003	\$262,000	1,290	940	7	1963	3	8,400	N	N	5407 155TH AV NE
013	182800	0200	5/15/2003	\$309,000	1,300	430	7	1967	3	8,520	N	N	5612 159TH PL NE
013	327576	0110	7/22/2003	\$322,500	1,300	350	7	1968	4	8,025	N	N	1837 172ND PL NE
013	438860	0090	4/23/2004	\$360,000	1,300	1,200	7	1975	4	11,050	N	N	17316 NE 42ND ST
013	313410	0180	5/22/2004	\$310,000	1,320	300	7	1968	3	9,975	N	N	17232 NE 36TH ST
013	026700	0020	7/13/2004	\$320,000	1,330	800	7	1967	4	7,838	N	N	1612 177TH AV NE
013	182800	1200	2/13/2004	\$339,000	1,330	0	7	1967	4	8,989	N	N	5403 158TH PL NE
013	182800	1140	11/23/2004	\$375,000	1,340	550	7	1967	4	5,490	N	N	15709 NE 54TH WY
013	327575	0090	6/14/2004	\$355,100	1,340	430	7	1973	4	8,030	N	N	17216 NE 16TH PL
013	753990	0150	8/15/2003	\$259,000	1,340	960	7	1918	4	7,840	N	N	3235 177TH AV NE
013	327576	0410	9/17/2003	\$299,900	1,350	675	7	1968	3	7,242	N	N	17273 NE 18TH PL
013	182800	0830	2/7/2003	\$263,000	1,360	0	7	1966	3	8,400	N	N	15720 NE 53RD ST
013	856302	0240	5/27/2004	\$317,000	1,370	0	7	1968	4	9,375	N	N	2215 182ND AV NE
013	438860	0050	5/5/2003	\$272,000	1,380	0	7	1968	3	7,000	N	N	17309 NE 42ND ST
013	856300	0590	5/19/2004	\$419,000	1,390	670	7	1976	4	8,034	N	N	1421 177TH AV NE
013	808780	0100	11/1/2004	\$305,000	1,410	0	7	1963	4	9,114	N	N	5229 156TH AV NE
013	327576	0310	3/5/2003	\$279,000	1,420	0	7	1969	3	7,370	N	N	1735 172ND CT NE
013	808780	0470	8/30/2004	\$338,450	1,430	530	7	1963	4	7,600	N	N	15504 NE 52ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	856301	0260	8/9/2004	\$386,000	1,450	780	7	1965	4	6,148	N	N	17909 NE 19TH PL
013	438860	0070	4/10/2004	\$374,000	1,450	690	7	1973	5	14,800	Y	N	17321 NE 42ND ST
013	327575	0190	7/14/2003	\$281,000	1,460	0	7	1967	4	7,373	N	N	1505 172ND PL NE
013	362505	9109	8/5/2004	\$515,000	1,460	1,460	7	1964	3	33,976	Y	N	645 WEST LAKE SAMMAMISH PW NE
013	327575	0290	4/14/2003	\$259,950	1,460	0	7	1967	4	8,500	N	N	17255 NE 15TH PL
013	182800	0600	11/4/2003	\$318,000	1,480	670	7	1974	3	9,000	N	N	5416 156TH DR NE
013	182800	0860	8/16/2004	\$389,950	1,500	1,500	7	1966	3	8,120	N	N	5324 156TH DR NE
013	327575	0440	3/23/2004	\$315,000	1,500	0	7	1967	4	5,200	N	N	17231 NE 16TH PL
013	142505	9082	8/8/2003	\$430,000	1,550	1,320	7	1965	3	23,958	Y	N	15608 NE 59TH WY
013	026700	0050	5/18/2004	\$295,000	1,560	0	7	1967	3	7,838	N	N	1634 177TH AV NE
013	182800	1130	11/19/2004	\$389,950	1,590	440	7	1967	4	6,600	N	N	15703 NE 54TH WY
013	142505	9177	1/26/2004	\$348,000	1,600	0	7	1985	3	9,066	N	N	5005 159TH CT NE
013	182800	1260	7/11/2003	\$340,000	1,620	440	7	1966	4	8,050	N	N	5512 157TH DR NE
013	182800	0710	6/2/2003	\$287,000	1,670	0	7	1969	4	8,400	N	N	15715 NE 53RD ST
013	313410	0177	4/16/2004	\$380,000	1,680	0	7	1976	4	12,900	Y	N	3710 172ND AV NE
013	142505	9169	8/12/2004	\$395,000	1,910	310	7	1982	3	38,408	N	N	4525 162ND AV NE
013	313410	0176	9/8/2003	\$356,500	1,920	0	7	1976	4	16,060	Y	N	3720 172ND AV NE
013	327575	0210	11/5/2003	\$290,000	1,970	0	7	1967	3	5,850	N	N	17201 NE 15TH PL
013	327576	0040	3/12/2004	\$320,500	2,000	0	7	1969	5	7,920	N	N	17256 NE 18TH PL
013	541180	0130	6/2/2004	\$414,500	2,530	0	7	1966	5	7,408	N	N	5806 155TH AV NE
013	182800	0910	10/4/2004	\$540,000	3,120	0	7	2000	3	9,000	N	N	5424 156TH DR NE
013	542256	0120	7/23/2003	\$260,000	900	640	8	1977	3	6,000	N	N	6416 156TH PL NE
013	542257	0390	5/20/2004	\$271,000	970	720	8	1978	4	7,000	N	N	6012 158TH WY NE
013	542256	0510	2/19/2003	\$267,000	1,020	1,090	8	1977	3	5,700	N	N	6546 159TH AV NE
013	252505	9166	3/26/2004	\$276,450	1,130	620	8	1977	3	12,196	N	N	2210 173RD AV NE
013	752510	0730	7/23/2004	\$212,450	1,150	0	8	1968	4	2,571	N	N	2507 175TH AV NE
013	815550	0130	4/23/2004	\$295,000	1,150	260	8	1968	3	7,900	N	N	17400 NE 14TH ST
013	339530	0280	9/15/2003	\$322,500	1,170	560	8	1977	3	8,260	N	N	17023 NE 42ND ST
013	182800	1210	4/27/2004	\$320,000	1,190	600	8	1976	4	16,080	N	N	15712 NE 54TH WY
013	856301	0440	7/3/2003	\$424,900	1,190	1,190	8	1966	4	14,145	N	N	1215 180TH PL NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	856301	0090	9/30/2004	\$495,000	1,210	880	8	1975	4	7,875	N	N	1654 180TH AV NE
013	339530	0120	3/12/2003	\$310,000	1,220	510	8	1977	3	7,700	N	N	16918 NE 42ND ST
013	339530	0360	1/28/2004	\$317,250	1,220	850	8	1977	3	8,400	N	N	17118 NE 43RD TER
013	681100	0060	6/17/2004	\$370,000	1,230	210	8	1968	4	12,037	N	N	2023 175TH AV NE
013	252505	9171	2/14/2003	\$372,800	1,240	850	8	1978	4	12,196	N	N	1901 177TH AV NE
013	555630	0034	6/26/2003	\$364,950	1,250	720	8	1978	4	9,785	N	N	4115 172ND AV NE
013	106630	0170	2/19/2004	\$360,500	1,250	610	8	1968	5	9,840	N	N	1015 174TH AV NE
013	856300	0290	7/8/2004	\$420,000	1,260	530	8	1968	4	5,400	N	N	17609 NE 15TH PL
013	856300	0630	10/17/2003	\$415,000	1,260	780	8	1974	3	7,696	N	N	1343 177TH AV NE
013	856302	0320	9/3/2003	\$344,000	1,270	540	8	1974	4	8,100	N	N	18121 NE 22ND ST
013	856293	0650	8/18/2003	\$359,500	1,280	810	8	1977	4	9,000	N	N	15827 NE 50TH CT
013	896501	0040	10/18/2004	\$379,000	1,280	1,200	8	1975	4	9,088	N	N	17722 NE 34TH ST
013	856293	0700	8/2/2004	\$365,000	1,280	810	8	1977	4	9,804	N	N	5038 158TH AV NE
013	106600	0530	11/24/2004	\$340,000	1,290	480	8	1962	3	9,450	N	N	905 178TH AV NE
013	103600	0470	5/25/2004	\$335,000	1,300	400	8	1974	3	11,400	N	N	18100 NE 25TH ST
013	437670	0250	1/13/2004	\$353,500	1,300	190	8	1969	3	10,400	N	N	2822 182ND AV NE
013	437670	0280	12/13/2004	\$353,000	1,300	220	8	1969	4	13,148	N	N	18223 NE 28TH ST
013	730910	0210	12/10/2003	\$367,000	1,310	1,000	8	1975	4	6,600	Y	N	4503 165TH AV NE
013	730910	0350	11/8/2004	\$407,000	1,310	350	8	1976	3	7,725	N	N	4502 166TH PL NE
013	730910	0350	6/19/2003	\$379,000	1,310	350	8	1976	3	7,725	N	N	4502 166TH PL NE
013	856302	0120	6/19/2003	\$365,500	1,310	330	8	1967	4	7,200	N	N	2204 182ND AV NE
013	103600	0760	6/25/2003	\$352,000	1,310	600	8	1974	4	8,100	N	N	18309 NE 25TH ST
013	106600	0320	4/29/2003	\$303,000	1,320	720	8	1963	4	9,102	N	N	947 177TH AV NE
013	226000	0010	6/18/2003	\$339,000	1,320	870	8	1977	3	9,960	N	N	17475 NE 36TH ST
013	681100	0250	9/11/2004	\$352,950	1,320	650	8	1968	3	12,000	N	N	17406 NE 22ND ST
013	388232	0050	7/8/2004	\$356,950	1,320	500	8	1979	4	10,355	N	N	5203 154TH AV NE
013	437680	0120	12/7/2004	\$465,000	1,330	1,120	8	1973	5	13,750	Y	N	2818 183RD AV NE
013	752521	0240	11/18/2003	\$209,990	1,330	0	8	1978	3	2,752	N	N	1330 174TH AV NE
013	752521	0280	2/7/2003	\$210,000	1,330	0	8	1978	4	2,866	N	N	2628 174TH AV NE
013	752521	0300	10/19/2004	\$219,960	1,330	0	8	1978	4	2,752	N	N	2706 174TH AV NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	752521	0330	7/28/2003	\$213,000	1,330	0	8	1978	4	2,752	N	N	2712 174TH AV NE
013	752521	1570	10/17/2003	\$216,500	1,330	0	8	1978	4	2,855	N	N	2523 174TH AV NE
013	106600	0500	3/24/2004	\$349,500	1,340	1,250	8	1963	3	10,120	N	N	941 178TH AV NE
013	896500	0130	12/12/2003	\$372,950	1,340	730	8	1974	4	9,960	N	N	17703 NE 33RD ST
013	752510	0270	9/9/2003	\$223,000	1,350	0	8	1968	4	2,560	N	N	2612 175TH AV NE
013	856305	0330	5/20/2004	\$323,500	1,350	780	8	1968	3	8,000	N	N	18403 NE 21ST ST
013	856305	0340	7/3/2003	\$262,500	1,350	0	8	1967	3	7,725	N	N	18407 NE 21ST ST
013	752521	0040	11/21/2003	\$214,950	1,360	0	8	1978	3	3,216	N	N	2514 174TH AV NE
013	752521	1200	4/10/2003	\$232,500	1,360	0	8	1978	4	3,252	N	N	2723 174TH AV NE
013	752521	1400	3/20/2003	\$207,500	1,360	0	8	1979	3	2,752	N	N	2623 174TH AV NE
013	542256	0710	3/24/2004	\$269,500	1,370	200	8	1978	4	5,000	N	N	15815 NE 67TH PL
013	856302	0130	8/13/2004	\$316,000	1,370	0	8	1968	4	7,200	N	N	2210 182ND AV NE
013	856302	0270	11/19/2004	\$409,995	1,370	310	8	1968	4	7,320	N	N	18112 NE 22ND ST
013	752521	1490	4/9/2004	\$228,000	1,380	0	8	1978	4	3,737	N	N	2605 174TH AV NE
013	753990	0110	3/19/2003	\$330,000	1,390	340	8	1977	3	9,600	N	N	17521 NE 33RD PL
013	106600	0070	3/30/2004	\$275,000	1,390	0	8	1961	3	9,570	N	N	1119 176TH AV NE
013	313610	0060	6/21/2004	\$340,000	1,400	650	8	1978	3	9,702	N	N	3618 175TH CT NE
013	252505	9170	8/5/2003	\$359,000	1,410	1,030	8	1978	4	12,196	N	N	1907 177TH AV NE
013	730910	0290	6/2/2004	\$375,000	1,410	880	8	1975	4	7,280	N	N	16527 NE 46TH ST
013	864430	0260	6/16/2004	\$375,000	1,410	640	8	1976	3	7,000	N	N	17613 NE 31ST PL
013	279041	0270	10/8/2003	\$375,000	1,420	350	8	1977	4	12,600	N	N	18504 NE 25TH WY
013	313410	0215	8/24/2004	\$431,000	1,420	780	8	1978	4	10,000	Y	N	3815 WEST LAKE SAMMAMISH PW NE
013	856305	0140	5/22/2003	\$347,900	1,420	500	8	1974	3	7,725	N	N	18402 NE 21ST ST
013	856306	0110	6/9/2003	\$395,000	1,420	990	8	1972	4	12,052	N	N	2221 186TH AV NE
013	192506	9189	2/4/2004	\$385,100	1,420	750	8	1985	3	9,583	Y	N	3067 WEST LAKE SAMMAMISH PW NE
013	388232	0020	3/26/2003	\$306,000	1,420	630	8	1979	4	12,600	N	N	5212 154TH AV NE
013	106610	0410	8/13/2004	\$345,000	1,430	1,430	8	1966	3	10,080	N	N	824 179TH CT NE
013	336650	0080	5/22/2003	\$349,000	1,430	360	8	1975	3	11,400	N	N	17714 NE 26TH ST
013	542256	0100	9/13/2004	\$324,500	1,430	0	8	1977	5	6,720	N	N	6318 156TH PL NE
013	815550	0050	5/23/2003	\$374,000	1,430	790	8	1968	5	8,040	N	N	17309 NE 15TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	815550	0240	3/7/2003	\$280,000	1,430	0	8	1968	4	9,000	N	N	17306 NE 15TH ST
013	856300	1330	1/27/2004	\$345,000	1,430	0	8	1966	4	8,424	N	N	1430 179TH PL NE
013	106600	0200	8/20/2004	\$365,000	1,430	600	8	1975	3	18,720	N	N	17429 NE 10TH ST
013	106620	0240	9/11/2003	\$374,500	1,440	1,300	8	1974	4	11,160	N	N	940 178TH PL NE
013	106600	0250	4/1/2004	\$333,000	1,450	510	8	1973	4	8,880	N	N	1012 176TH AV NE
013	106630	0030	8/4/2003	\$343,515	1,460	680	8	1967	4	9,600	N	N	17444 NE 12TH ST
013	437670	0070	8/6/2004	\$350,000	1,460	0	8	1968	4	8,216	N	N	2917 181ST AV NE
013	437670	0170	2/18/2003	\$289,950	1,460	0	8	1969	4	10,400	N	N	2823 182ND AV NE
013	856293	0240	5/3/2004	\$360,000	1,460	750	8	1978	4	7,600	N	N	15823 NE 47TH CT
013	856293	0360	7/28/2003	\$375,000	1,460	790	8	1978	4	8,000	N	N	4507 159TH AV NE
013	856308	0250	10/14/2003	\$440,000	1,460	720	8	1973	5	11,900	N	N	18503 NE 19TH PL
013	856300	1530	6/11/2003	\$344,000	1,460	0	8	1967	4	9,310	N	N	17904 NE 13TH ST
013	106620	0150	11/17/2004	\$386,000	1,470	1,020	8	1969	3	10,800	N	N	17817 NE 12TH ST
013	106630	0190	11/17/2004	\$490,000	1,470	970	8	1968	5	10,384	N	N	17415 NE 11TH ST
013	106630	0190	9/5/2003	\$375,000	1,470	970	8	1968	5	10,384	N	N	17415 NE 11TH ST
013	306620	0090	7/1/2003	\$484,500	1,470	1,080	8	1979	4	9,576	N	N	16523 NE 48TH ST
013	752710	0020	11/15/2004	\$302,000	1,470	0	8	1981	3	9,200	N	N	3531 173RD CT NE
013	339530	0340	5/11/2004	\$371,000	1,470	830	8	1977	3	11,250	N	N	17117 NE 43RD TER
013	279040	0400	6/26/2003	\$352,000	1,470	780	8	1976	4	14,400	N	N	18503 NE 25TH ST
013	388231	0080	8/17/2004	\$320,000	1,470	0	8	1982	4	10,500	N	N	5323 154TH AV NE
013	115800	0010	5/8/2003	\$298,000	1,490	0	8	1979	3	9,614	N	N	4041 172ND AV NE
013	306260	0060	4/21/2004	\$410,000	1,490	1,200	8	1971	5	9,375	N	N	3211 174TH AV NE
013	542256	0250	4/25/2003	\$262,900	1,500	0	8	1977	4	5,400	N	N	6310 157TH PL NE
013	730910	0300	6/11/2003	\$318,000	1,500	530	8	1976	4	7,200	N	N	16535 NE 46TH ST
013	103640	0040	10/16/2003	\$398,000	1,510	860	8	1972	4	13,800	N	N	17804 NE 25TH ST
013	143760	0180	10/19/2004	\$425,000	1,510	690	8	1973	4	13,110	N	N	2310 187TH AV NE
013	542256	0810	3/10/2004	\$265,950	1,510	0	8	1978	4	4,950	N	N	15722 NE 66TH PL
013	815550	0180	12/11/2003	\$310,000	1,510	780	8	1968	4	7,345	N	N	1424 175TH PL NE
013	542257	0140	8/5/2003	\$312,950	1,530	0	8	1979	5	5,500	N	N	15911 NE 59TH WY
013	106630	0390	8/14/2003	\$326,200	1,540	840	8	1967	3	8,910	N	N	17459 NE 12TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	131300	0190	11/4/2004	\$429,000	1,540	760	8	1975	4	9,750	N	N	2803 177TH AV NE
013	542257	0250	12/8/2003	\$294,000	1,550	0	8	1979	5	4,320	N	N	5909 160TH CT NE
013	856300	0410	10/6/2004	\$481,500	1,550	830	8	1965	4	8,000	Y	N	1330 176TH AV NE
013	103600	0860	9/28/2004	\$430,000	1,560	470	8	1965	4	10,450	N	N	2727 181ST AV NE
013	752521	0160	11/12/2004	\$260,000	1,560	220	8	1978	4	2,769	N	N	2604 174TH AV NE
013	542256	0670	5/21/2004	\$270,000	1,560	0	8	1976	4	7,507	N	N	15810 NE 67TH PL
013	106610	0210	1/15/2004	\$340,000	1,570	700	8	1967	3	12,160	N	N	17605 NE 8TH PL
013	896501	0010	11/21/2003	\$326,000	1,570	0	8	1974	4	9,471	N	N	17704 NE 34TH ST
013	505680	0360	9/28/2004	\$362,000	1,570	0	8	1968	5	9,350	N	N	17304 NE 18TH PL
013	388231	0030	7/27/2004	\$333,000	1,570	0	8	1982	3	11,988	N	N	5433 154TH AV NE
013	103600	0770	5/21/2003	\$335,000	1,580	500	8	1974	3	13,175	N	N	18305 NE 25TH ST
013	437670	0590	7/28/2004	\$390,000	1,590	0	8	1973	4	9,225	N	N	18216 NE 31ST ST
013	856300	0160	3/18/2004	\$439,950	1,590	920	8	1968	5	9,375	N	N	1321 176TH AV NE
013	856300	1420	7/8/2004	\$380,000	1,590	0	8	1965	4	7,038	N	N	1419 180TH AV NE
013	730910	0470	2/3/2003	\$375,000	1,600	700	8	1976	3	9,375	N	N	16645 NE 46TH ST
013	753990	0180	2/24/2004	\$419,000	1,600	1,130	8	1977	4	9,108	N	N	17510 NE 33RD ST
013	752680	0100	10/24/2003	\$359,500	1,600	910	8	1975	4	9,180	Y	N	3312 181ST PL NE
013	388230	0100	3/6/2003	\$312,500	1,600	0	8	1984	3	16,510	N	N	15414 NE 59TH ST
013	226000	0110	3/10/2003	\$340,000	1,610	840	8	1976	4	9,500	N	N	3415 175TH AV NE
013	542257	0780	6/9/2004	\$282,450	1,610	0	8	1979	4	8,000	N	N	15622 NE 59TH WY
013	730910	0180	5/20/2003	\$360,000	1,610	890	8	1975	4	7,848	Y	N	4529 165TH AV NE
013	856301	0380	10/11/2004	\$392,000	1,610	380	8	1967	4	8,000	N	N	1643 180TH AV NE
013	306260	0220	2/3/2003	\$339,500	1,620	1,000	8	1972	3	8,800	N	N	3201 176TH CT NE
013	856300	0360	8/25/2004	\$368,500	1,620	0	8	1966	4	8,160	N	N	1513 177TH AV NE
013	856300	1080	8/17/2004	\$365,000	1,620	0	8	1966	3	10,707	N	N	1512 179TH AV NE
013	856305	0380	2/1/2003	\$363,000	1,620	420	8	1972	4	7,313	N	N	18515 NE 21ST ST
013	856305	0420	10/26/2004	\$369,000	1,620	0	8	1972	4	7,725	N	N	18524 NE 20TH PL
013	542256	0440	7/7/2004	\$304,000	1,630	0	8	1977	5	5,100	N	N	6504 159TH AV NE
013	752690	0020	11/5/2004	\$433,500	1,630	750	8	1976	4	12,717	Y	N	510 177TH LN NE
013	106610	0330	1/15/2003	\$395,000	1,640	1,640	8	1972	3	18,400	N	N	839 179TH CT NE

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	131300	0090	7/23/2003	\$349,900	1,640	1,130	8	1968	4	9,600	N	N	17702 NE 29TH ST
013	339530	0030	2/21/2003	\$314,000	1,640	330	8	1977	3	9,216	N	N	4307 171ST AV NE
013	313410	0041	5/18/2004	\$419,000	1,640	1,560	8	1978	3	9,650	Y	N	3427 180TH AV NE
013	144900	0120	6/25/2004	\$430,000	1,650	400	8	1978	4	12,000	N	N	2103 180TH CT NE
013	437670	0270	7/10/2003	\$295,940	1,650	0	8	1969	3	10,067	N	N	18217 NE 28TH ST
013	542256	0110	8/5/2003	\$309,950	1,650	0	8	1977	5	7,150	N	N	6406 156TH PL NE
013	542256	0520	7/25/2003	\$269,900	1,650	0	8	1977	3	5,500	N	N	6554 159TH AV NE
013	542256	0990	1/23/2004	\$270,000	1,650	0	8	1977	4	5,250	N	N	15712 NE 65TH ST
013	131300	0200	11/22/2004	\$417,000	1,660	1,130	8	1967	4	13,130	N	N	2705 177TH AV NE
013	542256	0680	9/17/2003	\$263,000	1,660	0	8	1976	4	8,400	N	N	15804 NE 67TH PL
013	752690	0040	6/16/2003	\$440,000	1,660	1,660	8	1976	4	13,886	Y	N	612 177TH LN NE
013	106600	0490	11/21/2003	\$410,500	1,670	290	8	1964	3	10,240	Y	N	940 178TH AV NE
013	856305	0390	4/19/2004	\$389,980	1,670	0	8	1968	5	8,755	N	N	18521 NE 21ST ST
013	856305	0460	6/9/2004	\$407,000	1,670	0	8	1968	4	7,931	N	N	18510 NE 20TH PL
013	103640	0200	3/24/2004	\$378,000	1,670	0	8	1973	4	13,125	N	N	2404 179TH AV NE
013	752680	0140	4/14/2004	\$440,000	1,670	1,410	8	1975	4	10,146	Y	N	3408 181ST PL NE
013	103600	0650	4/19/2004	\$372,500	1,680	0	8	1972	4	10,925	N	N	18218 NE 25TH ST
013	337660	0100	4/20/2004	\$413,000	1,690	1,220	8	1975	4	9,600	N	N	1403 172ND PL NE
013	313410	0201	8/1/2003	\$428,500	1,700	0	8	1959	5	22,950	N	N	3828 172ND AV NE
013	730910	0070	11/19/2004	\$364,200	1,700	0	8	1975	4	7,800	N	N	16556 NE 46TH ST
013	752521	1180	11/16/2004	\$298,500	1,700	0	8	1978	4	3,247	N	N	2727 174TH AV NE
013	542256	0010	9/10/2004	\$300,000	1,710	0	8	1977	4	6,500	N	N	6431 156TH PL NE
013	542256	0530	10/21/2003	\$310,000	1,710	0	8	1977	4	5,500	N	N	6560 159TH AV NE
013	752710	0030	7/27/2004	\$355,000	1,710	0	8	1981	4	9,433	N	N	3515 173RD CT NE
013	856300	0530	2/26/2004	\$371,000	1,710	0	8	1966	5	8,140	N	N	1512 177TH AV NE
013	856305	0510	6/9/2004	\$445,000	1,710	630	8	1967	4	12,100	N	N	18517 NE 20TH PL
013	856316	0030	1/16/2004	\$350,000	1,710	820	8	1977	4	8,800	N	N	17411 NE 13TH PL
013	752521	1270	3/21/2004	\$263,000	1,720	0	8	1978	4	2,758	N	N	2709 174TH AV NE
013	752521	1620	5/21/2004	\$280,000	1,720	330	8	1979	4	2,905	N	N	2503 174TH AV NE
013	131300	0110	6/3/2004	\$454,000	1,730	460	8	1966	4	9,600	N	N	17624 NE 29TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	856307	0960	11/13/2003	\$489,500	1,740	900	8	1976	4	9,785	N	N	18544 NE 19TH PL
013	896500	0040	10/18/2004	\$369,950	1,740	0	8	1968	4	9,250	N	N	3310 179TH AV NE
013	103600	0180	5/23/2003	\$378,300	1,750	860	8	1965	4	11,000	N	N	2706 181ST AV NE
013	131300	0520	2/24/2003	\$324,900	1,750	0	8	1967	3	11,280	N	N	2835 178TH AV NE
013	437670	0260	1/21/2004	\$330,000	1,760	0	8	1969	3	11,875	N	N	18211 NE 28TH ST
013	542256	0020	5/26/2004	\$291,000	1,760	0	8	1977	4	6,500	N	N	6423 156TH PL NE
013	856300	1640	12/14/2004	\$445,000	1,760	0	8	1965	4	9,991	N	N	1235 180TH PL NE
013	810040	0010	3/25/2004	\$378,315	1,770	0	8	1985	4	9,630	N	N	17204 NE 33RD ST
013	106620	0070	6/9/2004	\$400,000	1,780	0	8	1969	4	9,840	N	N	17800 NE 12TH ST
013	542257	0220	8/8/2003	\$270,000	1,780	0	8	1979	3	5,760	N	N	5936 160TH CT NE
013	752510	0500	12/12/2003	\$255,000	1,780	0	8	1975	4	2,240	N	N	2621 175TH AV NE
013	856300	0240	5/19/2004	\$368,000	1,780	0	8	1966	4	5,130	N	N	1419 176TH PL NE
013	131300	0570	8/13/2003	\$339,000	1,780	0	8	1965	4	6,000	N	N	2810 179TH AV NE
013	752510	0280	5/5/2003	\$245,950	1,790	0	8	1968	4	2,240	N	N	2614 175TH AV NE
013	856302	0200	12/9/2003	\$342,900	1,790	0	8	1966	4	8,610	N	N	18104 NE 23RD ST
013	103600	0620	4/1/2003	\$352,500	1,810	0	8	1968	4	9,500	N	N	2514 183RD AV NE
013	106610	0450	5/10/2004	\$412,000	1,810	0	8	2002	3	14,080	N	N	924 179TH CT NE
013	131300	0410	4/17/2003	\$296,000	1,810	0	8	1967	4	9,600	N	N	2832 178TH AV NE
013	144900	0250	7/31/2003	\$359,950	1,810	580	8	1978	4	12,750	N	N	2130 180TH CT NE
013	279040	0260	12/17/2003	\$382,000	1,810	650	8	1975	3	15,125	Y	N	2631 186TH AV NE
013	752521	1250	7/11/2003	\$240,000	1,810	0	8	1978	4	2,752	N	N	2713 174TH AV NE
013	856305	0220	10/21/2004	\$347,000	1,810	0	8	1969	4	7,812	N	N	18311 NE 21ST ST
013	226000	0280	4/9/2004	\$307,000	1,820	0	8	1975	4	8,625	N	N	17309 NE 34TH ST
013	542256	0690	7/23/2003	\$264,000	1,820	0	8	1978	3	6,000	N	N	15803 NE 67TH PL
013	103600	0170	5/25/2004	\$340,000	1,830	0	8	1968	4	7,560	N	N	2709 181ST AV NE
013	106610	0380	6/21/2004	\$482,900	1,830	1,370	8	1965	4	8,625	Y	N	800 179TH CT NE
013	131300	0270	6/25/2003	\$379,500	1,830	1,510	8	1968	4	10,974	N	N	17706 NE 27TH ST
013	856304	0140	5/19/2004	\$362,000	1,830	0	8	1967	4	11,550	N	N	2024 183RD AV NE
013	542256	0610	9/10/2004	\$275,000	1,830	0	8	1978	4	7,000	N	N	15846 NE 67TH PL
013	178683	0100	2/23/2004	\$435,500	1,840	700	8	1981	4	10,400	N	N	16612 NE 42ND CT

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	437680	0040	4/11/2003	\$365,000	1,850	480	8	1974	4	12,864	N	N	18303 NE 28TH ST
013	752510	0040	9/15/2004	\$261,900	1,850	0	8	1968	4	2,837	N	N	2410 175TH AV NE
013	856303	0380	10/30/2003	\$305,000	1,850	0	8	1973	4	11,340	N	N	1840 184TH AV NE
013	943530	0032	8/20/2003	\$459,975	1,850	1,850	8	1980	4	19,602	Y	N	15709 NE 62ND CT
013	106630	0270	4/21/2003	\$325,000	1,860	0	8	1967	3	8,927	N	N	17438 NE 11TH ST
013	505680	0250	12/24/2003	\$334,000	1,880	0	8	1968	4	8,432	N	N	1857 174TH PL NE
013	856300	1110	5/3/2004	\$378,000	1,880	0	8	1966	4	9,810	N	N	1447 179TH PL NE
013	856302	0150	11/18/2003	\$368,000	1,880	0	8	1972	3	7,200	N	N	2306 182ND AV NE
013	403980	0200	2/3/2004	\$415,000	1,880	340	8	1978	4	18,135	N	N	520 176TH LN NE
013	392010	0140	1/23/2004	\$425,000	1,900	0	8	1969	4	12,467	N	N	2326 184TH AV NE
013	025990	0320	12/22/2003	\$390,000	1,913	0	8	2001	3	3,427	N	N	17233 NE 25TH WY
013	306260	0010	4/3/2003	\$447,500	1,915	1,200	8	1972	5	12,600	N	N	17424 NE 33RD ST
013	856301	0410	6/18/2003	\$325,000	1,930	0	8	1966	4	8,364	N	N	1615 180TH AV NE
013	103600	0720	2/7/2003	\$340,000	1,940	0	8	1969	4	8,250	N	N	18317 NE 25TH ST
013	226000	0030	4/29/2003	\$330,000	1,940	0	8	1977	4	11,000	N	N	3523 175TH AV NE
013	025990	0360	12/14/2004	\$427,500	1,950	0	8	2000	3	3,357	N	N	2507 173RD PL NE
013	103600	0670	4/27/2004	\$377,500	1,950	0	8	1967	3	8,000	N	N	18232 NE 25TH ST
013	106620	0040	2/4/2003	\$345,000	1,950	900	8	1973	3	9,840	N	N	17824 NE 12TH ST
013	752510	0170	9/23/2003	\$243,000	1,950	0	8	1968	4	2,567	N	N	2530 175TH AV NE
013	856300	0760	4/30/2004	\$435,000	1,950	0	8	1975	5	8,080	N	N	1414 177TH AV NE
013	505680	0010	7/2/2003	\$375,000	1,970	0	8	1972	5	9,500	N	N	17305 NE 18TH PL
013	152355	0070	8/18/2003	\$354,000	1,980	960	8	1991	3	5,322	N	N	2915 173RD CT NE
013	752510	0610	2/19/2004	\$266,200	1,980	0	8	1974	4	2,965	N	N	2535 175TH AV NE
013	752510	0740	5/1/2003	\$290,000	1,980	0	8	1968	5	2,645	N	N	2505 175TH AV NE
013	752521	0310	3/11/2004	\$265,000	1,990	0	8	1978	4	2,752	N	N	2708 174TH AV NE
013	752521	0350	4/1/2004	\$264,000	1,990	0	8	1978	4	2,924	N	N	2716 174TH AV NE
013	752521	0390	12/10/2004	\$303,000	1,990	0	8	1978	4	2,811	N	N	2724 174TH AV NE
013	752521	0410	11/24/2004	\$280,000	1,990	0	8	1978	4	2,923	N	N	2728 174TH AV NE
013	131300	0310	2/3/2003	\$330,000	2,000	0	8	1967	4	9,545	N	N	17810 NE 27TH ST
013	856304	0150	10/23/2003	\$358,000	2,010	0	8	1967	4	8,800	N	N	2020 183RD AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	555630	0037	5/5/2003	\$369,950	2,020	0	8	1980	3	16,100	N	N	4021 172ND AV NE
013	178683	0060	10/7/2003	\$355,000	2,030	0	8	1980	4	11,070	N	N	16725 NE 42ND CT
013	542256	0720	12/16/2003	\$265,000	2,040	0	8	1978	3	6,000	N	N	15821 NE 67TH PL
013	505680	0310	4/1/2003	\$364,600	2,050	0	8	1968	4	10,500	N	N	1813 175TH PL NE
013	856301	0170	4/22/2004	\$475,000	2,060	0	8	1965	4	8,400	N	N	1912 180TH AV NE
013	542256	0560	7/16/2004	\$304,950	2,070	0	8	1978	4	7,020	N	N	6616 159TH AV NE
013	753990	0140	10/18/2004	\$437,600	2,070	340	8	1977	5	9,600	N	N	17617 NE 33RD PL
013	891710	0191	4/26/2004	\$380,000	2,070	560	8	1975	4	12,977	N	N	2310 185TH PL NE
013	142505	9099	5/4/2004	\$530,000	2,090	600	8	1962	5	17,424	N	N	16231 NE 51ST ST
013	152355	0260	2/14/2003	\$330,000	2,090	0	8	1991	3	4,219	N	N	2912 173RD CT NE
013	856305	0020	12/17/2004	\$480,000	2,090	630	8	1972	4	11,440	N	N	2006 186TH AV NE
013	932960	0140	7/23/2003	\$432,100	2,090	770	8	1987	3	12,150	N	N	2009 178TH AV NE
013	752510	0260	11/16/2004	\$288,000	2,100	0	8	1968	5	2,240	N	N	2610 175TH AV NE
013	856303	0100	9/15/2004	\$550,000	2,110	0	8	1968	5	7,350	N	N	1619 184TH AV NE
013	542257	0020	2/3/2003	\$275,000	2,120	0	8	1979	3	8,400	N	N	15627 NE 59TH WY
013	437700	0120	4/25/2003	\$385,000	2,140	0	8	1976	4	11,050	N	N	17243 NE 20TH PL
013	388231	0040	3/24/2004	\$335,000	2,140	0	8	1979	3	11,692	N	N	5425 154TH AV NE
013	919900	0090	6/2/2004	\$357,600	2,160	0	8	1984	3	9,004	N	N	17320 NE 17TH PL
013	106620	0370	11/19/2004	\$376,000	2,170	0	8	1969	3	9,880	N	N	1020 179TH PL NE
013	752510	0440	5/13/2003	\$279,950	2,170	0	8	1968	5	2,991	N	N	2633 175TH AV NE
013	505680	0350	2/20/2003	\$340,000	2,220	0	8	1968	4	8,250	N	N	17310 NE 18TH PL
013	306620	0480	7/20/2004	\$450,000	2,230	0	8	1979	4	10,400	N	N	16220 NE 46TH ST
013	414165	0170	6/19/2003	\$382,500	2,230	0	8	1989	3	9,600	N	N	1620 187TH AV NE
013	025990	0020	6/5/2003	\$464,950	2,240	0	8	2000	3	3,842	N	N	22466 173RD PL NE
013	025990	0310	9/27/2004	\$449,950	2,240	0	8	2000	3	4,883	N	N	17243 NE 25TH CT
013	306620	0500	8/13/2003	\$495,000	2,250	0	8	1980	4	10,000	N	N	16204 NE 46TH ST
013	542257	0500	5/24/2004	\$320,500	2,250	0	8	1978	4	5,750	N	N	6228 159TH WY NE
013	752510	0210	5/28/2004	\$275,000	2,250	0	8	1968	4	3,336	N	N	2538 175TH AV NE
013	106600	0570	5/25/2004	\$335,000	2,260	0	8	1963	3	8,715	N	N	924 177TH AV NE
013	142505	9037	8/27/2003	\$564,000	2,260	1,250	8	1977	5	45,838	N	N	16021 NE 51ST ST

Improved Sales Used In This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	143760	0130	3/11/2003	\$389,000	2,260	0	8	1974	4	12,006	N	N	2114 187TH AV NE
013	505680	0240	5/20/2004	\$440,000	2,260	0	8	1968	4	12,905	N	N	1863 174TH PL NE
013	103640	0070	2/25/2003	\$390,000	2,270	0	8	1972	4	12,100	N	N	2425 178TH AV NE
013	142505	9159	11/11/2003	\$540,000	2,270	680	8	1985	4	16,117	N	N	16013 NE 51ST ST
013	143760	0010	9/17/2004	\$455,000	2,270	0	8	1975	4	10,350	N	N	18635 NE 21ST ST
013	178683	0070	6/25/2004	\$429,950	2,270	0	8	1980	4	10,720	N	N	16617 NE 42ND CT
013	392010	0020	11/3/2004	\$380,000	2,270	0	8	1968	4	12,467	N	N	2315 184TH AV NE
013	437670	0100	9/7/2004	\$347,000	2,290	0	8	1969	3	7,475	N	N	2900 181ST AV NE
013	025990	0290	5/18/2004	\$460,000	2,300	0	8	2000	3	3,500	N	N	17231 NE 25TH CT
013	542256	0480	6/4/2004	\$317,000	2,310	0	8	1977	4	6,600	N	N	6528 159TH AV NE
013	152355	0440	11/3/2004	\$390,000	2,330	0	8	1992	3	4,775	Y	N	17446 NE 28TH ST
013	542256	0940	7/18/2003	\$318,000	2,330	0	8	1977	4	4,900	N	N	6515 159TH AV NE
013	810040	0160	11/7/2003	\$439,950	2,330	0	8	1984	4	11,424	N	N	17214 NE 32ND ST
013	856293	0060	6/29/2004	\$502,000	2,330	0	8	2004	3	7,700	N	N	15841 NE 49TH ST
013	306620	0510	1/10/2003	\$341,950	2,340	0	8	1980	3	9,775	N	N	16201 NE 45TH CT
013	753990	0090	3/17/2003	\$385,000	2,350	0	8	1977	3	13,050	N	N	17507 NE 33RD PL
013	856293	0190	9/19/2003	\$370,000	2,350	0	8	1978	4	7,725	N	N	15820 NE 47TH CT
013	856300	0620	6/21/2003	\$363,000	2,350	0	8	1967	4	7,875	N	N	1401 177TH AV NE
013	943530	0060	5/12/2004	\$400,000	2,370	0	8	2001	3	8,612	N	N	15516 NE 61ST CT
013	103600	0570	9/8/2003	\$375,000	2,380	0	8	1967	4	11,000	N	N	2611 183RD AV NE
013	856316	0210	6/4/2003	\$345,000	2,380	0	8	1976	4	9,000	N	N	17406 NE 13TH PL
013	856293	0340	6/11/2003	\$347,950	2,400	0	8	1978	4	12,800	N	N	4515 159TH AV NE
013	752557	0050	8/28/2003	\$393,500	2,410	0	8	1984	3	9,215	N	N	16908 NE 43RD CT
013	752557	0130	5/6/2004	\$452,000	2,410	0	8	1985	4	9,414	N	N	4208 170TH CT NE
013	856293	0030	2/26/2003	\$329,000	2,450	0	8	1977	4	9,520	N	N	5023 158TH AV NE
013	313410	0210	9/3/2003	\$352,500	2,450	0	8	1977	4	10,824	N	N	3832 172ND AV NE
013	896501	0130	7/17/2003	\$434,950	2,460	0	8	1998	3	9,471	N	N	17721 NE 34TH ST
013	743150	0280	5/30/2003	\$589,000	2,460	600	8	1957	4	50,002	Y	N	1088 185TH AV NE
013	025990	0140	4/15/2004	\$450,000	2,490	0	8	2001	3	3,500	N	N	17327 NE 25TH WY
013	106600	0310	9/17/2003	\$367,500	2,540	0	8	1963	3	8,880	N	N	955 177TH AV NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	106600	0540	1/27/2003	\$353,000	2,540	0	8	1962	4	8,400	N	N	17716 NE 9TH ST
013	730910	0380	12/16/2004	\$417,500	2,540	0	8	1975	3	7,195	N	N	4517 166TH PL NE
013	437670	0620	2/19/2003	\$412,500	2,580	0	8	1973	4	9,620	Y	N	18112 NE 31ST ST
013	752680	0190	2/21/2003	\$363,000	2,580	0	8	1974	4	9,680	N	N	18011 NE 33RD ST
013	752557	0020	6/11/2003	\$420,000	2,590	0	8	1985	4	9,341	N	N	4321 170TH CT NE
013	106600	0390	10/18/2004	\$449,950	2,620	500	8	1961	3	8,750	N	N	17703 NE 9TH ST
013	752510	0290	5/25/2003	\$309,950	2,630	0	8	1968	5	3,040	N	N	2616 175TH AV NE
013	752510	0350	8/24/2004	\$285,000	2,630	0	8	1968	4	2,720	N	N	2630 175TH AV NE
013	752510	0380	9/8/2004	\$309,500	2,630	0	8	1968	5	2,838	N	N	17410 NE 27TH ST
013	896500	0250	2/5/2003	\$375,000	2,670	0	8	1967	4	7,975	N	N	3317 179TH AV NE
013	752680	0180	2/28/2003	\$435,000	2,720	0	8	1974	4	8,085	N	N	3411 181ST AV NE
013	943530	0063	10/31/2003	\$469,990	2,720	0	8	2000	3	12,823	N	N	15535 NE 62ND CT
013	306620	0700	5/7/2003	\$483,500	2,780	0	8	1979	4	9,500	Y	N	4523 164TH CT NE
013	144900	0060	8/26/2003	\$400,000	2,790	0	8	1977	4	10,000	N	N	2211 180TH PL NE
013	106600	0300	11/4/2004	\$476,300	2,840	0	8	1972	4	9,768	N	N	963 177TH AV NE
013	800850	0050	3/22/2004	\$373,500	2,990	0	8	1977	3	12,060	N	N	2318 183RD CT NE
013	864430	0100	10/5/2004	\$443,000	3,020	0	8	1975	4	8,100	N	N	17637 NE 30TH PL
013	864430	0140	5/12/2003	\$392,000	3,020	0	8	1975	3	9,000	N	N	17611 NE 30TH PL
013	131310	0040	10/14/2003	\$357,000	3,270	0	8	1968	2	20,305	Y	N	2817 176TH PL NE
013	856303	0220	4/18/2003	\$535,000	3,400	0	8	1967	4	14,000	N	N	1837 184TH AV NE
013	103600	0270	7/28/2004	\$340,000	1,340	700	9	1976	3	5,300	N	N	2646 183RD AV NE
013	932960	0020	9/20/2004	\$429,500	1,480	390	9	1986	3	24,441	N	N	2311 179TH AV NE
013	192506	9180	5/4/2004	\$389,500	1,510	700	9	1976	3	14,810	Y	N	2853 WEST LAKE SAMMAMISH PW NE
013	336940	0150	10/6/2003	\$419,000	1,520	1,500	9	1978	4	9,360	Y	N	17428 NE 31ST CT
013	856307	0040	11/2/2004	\$465,000	1,610	600	9	1975	4	14,300	N	N	1665 185TH AV NE
013	106610	0430	11/30/2004	\$510,000	1,630	920	9	1979	4	14,400	N	N	910 179TH CT NE
013	279041	0240	5/5/2003	\$362,000	1,730	1,110	9	1977	4	12,000	N	N	18419 NE 26TH WY
013	336940	0090	6/19/2003	\$459,000	1,790	1,010	9	1978	4	9,996	Y	N	17517 NE 31ST CT
013	103600	0320	8/18/2004	\$390,000	1,830	0	9	1968	3	9,000	N	N	2625 183RD AV NE
013	773210	0030	5/25/2004	\$422,500	1,830	0	9	1987	3	11,503	N	N	15618 NE 61ST CT

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	336940	0170	6/13/2003	\$425,000	1,850	460	9	1978	4	9,625	N	N	17412 NE 31ST CT
013	773210	0080	4/21/2004	\$481,000	1,870	1,650	9	1988	3	9,931	N	N	15736 NE 61ST CT
013	106610	0280	8/23/2004	\$637,500	1,920	2,140	9	1964	4	18,060	Y	N	17833 NE 8TH PL
013	306620	0600	9/3/2003	\$406,000	1,940	0	9	1980	4	9,600	N	N	16207 NE 46TH CT
013	856301	0810	6/10/2003	\$467,500	1,950	1,300	9	1966	4	7,875	N	N	1501 184TH AV NE
013	279041	0250	5/7/2004	\$422,000	1,960	340	9	1977	4	11,700	N	N	18427 NE 26TH WY
013	144285	0240	5/7/2003	\$460,000	1,970	870	9	1981	4	8,470	N	N	16717 NE 41ST ST
013	414165	0280	5/8/2003	\$389,950	1,980	0	9	1987	3	16,200	N	N	1703 187TH AV NE
013	362505	9107	10/22/2003	\$549,950	2,030	1,070	9	1964	5	26,136	Y	N	639 WEST LAKE SAMMAMISH PW NE
013	336940	0040	12/21/2004	\$439,989	2,060	0	9	1978	4	11,097	N	N	17403 NE 31ST CT
013	233180	0020	4/26/2004	\$406,000	2,100	0	9	1990	3	6,001	N	N	5044 NE 157TH CT
013	773210	0160	6/26/2003	\$410,000	2,160	0	9	1987	3	9,141	N	N	15609 NE 61ST CT
013	555630	0055	9/20/2004	\$584,950	2,180	950	9	2003	3	5,370	N	N	4640 167TH CT NE
013	752690	0010	11/10/2003	\$455,000	2,190	870	9	1976	4	12,854	Y	N	502 177TH LN NE
013	152356	0100	10/14/2004	\$448,000	2,260	0	9	1999	3	5,602	N	N	3002 172ND CT NE
013	856307	0250	6/19/2003	\$490,000	2,330	860	9	1993	3	10,000	N	N	18422 NE 15TH PL
013	252505	9196	11/9/2004	\$645,000	2,330	2,220	9	1998	3	7,715	N	N	820 173RD AV NE
013	306620	0530	9/27/2004	\$505,000	2,340	0	9	1980	4	9,000	N	N	16217 NE 45TH CT
013	359100	0060	12/8/2003	\$580,000	2,360	1,300	9	1996	3	15,245	N	N	17408 NE 20TH CT
013	555630	0064	10/6/2004	\$650,000	2,400	920	9	2003	3	6,362	N	N	4633 167TH CT NE
013	252505	9195	10/23/2003	\$518,000	2,430	1,210	9	1996	3	8,605	N	N	830 173RD AV NE
013	306620	0209	9/29/2003	\$470,000	2,440	0	9	1998	3	9,000	N	N	16560 NE 48TH CT
013	144285	0150	3/22/2004	\$479,500	2,460	0	9	1981	3	9,894	N	N	16620 NE 41ST ST
013	555630	0063	6/8/2004	\$625,950	2,460	0	9	2003	3	6,802	N	N	4613 167TH CT NE
013	773210	0010	11/4/2003	\$437,000	2,470	0	9	1988	3	12,597	N	N	15602 NE 61ST CT
013	279041	0290	3/23/2004	\$445,000	2,490	0	9	1978	4	11,700	N	N	18516 NE 25TH WY
013	555630	0057	8/13/2004	\$599,950	2,490	930	9	2003	3	6,950	N	N	4624 167TH CT NE
013	252505	9199	1/13/2003	\$457,500	2,520	0	9	1997	3	13,841	N	N	17218 NE 22ND CT
013	555630	0056	12/3/2003	\$628,122	2,540	690	9	2003	3	5,814	N	N	4632 167TH CT NE
013	555630	0061	8/31/2004	\$594,500	2,540	690	9	2003	3	7,972	N	N	4616 167TH CT NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	891710	0135	12/20/2004	\$520,000	2,550	690	9	1979	4	21,600	N	N	18715 NE 24TH ST
013	144285	0230	3/10/2003	\$455,777	2,590	0	9	1985	4	8,580	N	N	16709 NE 41ST ST
013	144285	0110	2/28/2003	\$490,000	2,650	0	9	1981	4	9,600	N	N	16718 NE 41ST ST
013	359100	0030	3/17/2003	\$477,000	2,650	0	9	1994	3	13,684	N	N	17319 NE 20TH CT
013	252505	9001	1/20/2004	\$458,000	2,710	0	9	1997	3	12,534	N	N	2322 179TH CT NE
013	362505	9085	8/19/2004	\$637,000	2,760	0	9	1978	4	23,086	Y	N	663 WEST LAKE SAMMAMISH PW NE
013	414165	0070	7/14/2004	\$520,000	2,840	0	9	1980	4	14,400	Y	N	1308 187TH AV NE
013	932960	0250	3/11/2003	\$500,000	2,890	0	9	1984	4	12,060	N	N	2007 179TH CT NE
013	192506	9077	4/1/2003	\$525,000	2,900	0	9	1990	3	9,097	Y	N	3083 WEST LAKE SAMMAMISH PW NE
013	666660	0010	6/4/2004	\$595,000	2,970	170	9	1998	3	13,231	N	N	2624 172ND AV NE
013	555630	0062	5/18/2004	\$684,000	3,120	0	9	2003	3	6,517	N	N	4605 167TH CT NE
013	773210	0130	6/25/2004	\$570,000	3,150	0	9	1987	3	9,713	Y	N	15703 NE 61ST CT
013	555630	0066	4/8/2004	\$628,000	3,360	0	9	1968	3	35,201	N	N	16614 NE 47TH ST
013	142505	9127	7/30/2004	\$849,000	3,650	0	9	1976	4	47,044	N	N	15925 NE 51ST ST
013	856303	0200	9/9/2004	\$590,000	3,720	0	9	1966	4	7,875	N	N	1825 184TH AV NE
013	192506	9178	8/26/2004	\$490,000	1,820	770	10	1975	3	11,761	Y	N	2873 WEST LAKE SAMMAMISH PW NE
013	178681	0080	1/7/2004	\$474,000	1,870	510	10	1978	4	13,104	N	N	16416 NE 44TH WY
013	131310	0050	3/1/2004	\$413,000	1,910	0	10	1977	4	11,700	N	N	2811 176TH PL NE
013	519640	0100	11/10/2003	\$422,500	2,080	0	10	1989	3	13,576	N	N	5044 164TH CT NE
013	192506	9198	7/28/2004	\$559,000	2,350	0	10	1988	4	13,822	N	N	3054 180TH AV NE
013	721232	0100	8/5/2004	\$452,000	2,360	0	10	1985	3	12,087	N	N	2510 176TH CT NE
013	152355	0120	7/22/2003	\$480,000	2,380	860	10	1998	3	4,954	N	N	3015 173RD CT NE
013	519642	0010	6/15/2004	\$513,000	2,620	0	10	1996	3	9,919	N	N	16610 NE 50TH WY
013	152355	0170	8/5/2004	\$570,000	2,680	430	10	1999	3	4,813	N	N	3044 173RD CT NE
013	519641	0140	7/16/2003	\$625,000	2,800	0	10	1990	3	12,130	N	N	4902 162ND CT NE
013	152355	0160	5/19/2004	\$610,000	2,860	720	10	1999	3	5,447	N	N	3052 173RD CT NE
013	664879	0040	10/23/2003	\$535,000	2,920	0	10	1989	3	16,289	N	N	17607 NE 34TH CT
013	160480	0070	7/10/2004	\$713,550	2,970	0	10	2004	3	6,419	N	N	16319 NE 43RD CT
013	160480	0110	9/28/2004	\$699,800	2,970	0	10	2004	3	7,576	N	N	16230 NE 43RD CT
013	160480	0120	4/19/2004	\$689,800	2,970	0	10	2004	3	6,800	N	N	16224 NE 43RD CT

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	519690	0060	2/24/2004	\$593,000	2,980	0	10	1992	3	14,820	N	N	16120 NE 58TH CT
013	160480	0090	3/11/2004	\$685,000	3,000	0	10	2004	3	7,507	N	N	16314 NE 43RD CT
013	142505	9001	9/23/2004	\$628,000	3,020	1,050	10	1977	4	16,521	Y	N	16253 NE 51ST ST
013	519640	0230	5/10/2004	\$580,000	3,050	0	10	1989	3	9,602	N	N	16409 NE 50TH ST
013	016190	0090	9/23/2003	\$515,000	3,110	0	10	1990	3	9,064	N	N	16127 NE 41ST CT
013	519641	0230	8/18/2004	\$650,000	3,120	0	10	1990	3	9,088	N	N	4911 163RD AV NE
013	519640	0050	1/6/2003	\$511,000	3,140	0	10	1990	3	10,056	Y	N	16430 NE 50TH ST
013	519642	0160	10/1/2003	\$595,000	3,140	0	10	1994	3	9,175	N	N	16323 NE 50TH WY
013	519641	0110	4/23/2004	\$669,000	3,150	0	10	1992	3	15,666	N	N	4909 162ND CT NE
013	519642	0020	12/3/2003	\$615,000	3,190	0	10	1994	3	8,850	N	N	16602 NE 50TH WY
013	519642	0020	7/27/2004	\$675,000	3,190	0	10	1994	3	8,850	N	N	16602 NE 50TH WY
013	743150	0362	12/9/2003	\$894,500	3,245	1,060	10	1994	3	19,409	Y	N	1004 ROSEMONT BL
013	689100	0140	12/28/2004	\$650,000	3,280	0	10	1998	3	9,000	N	N	16127 NE 44TH CT
013	132505	9099	6/16/2003	\$539,000	3,280	0	10	1990	3	10,503	N	N	17214 NE 40TH ST
013	519641	0080	10/6/2003	\$650,000	3,290	0	10	1990	3	11,581	N	N	16115 NE 49TH PL
013	519642	0370	4/16/2003	\$612,500	3,500	0	10	1997	3	18,269	N	N	4958 166TH CT NE
013	519642	0210	7/15/2004	\$725,000	3,510	0	10	1995	3	12,825	N	N	16431 NE 50TH WY
013	519642	0350	4/4/2004	\$675,000	3,600	0	10	1996	3	9,837	N	N	4942 166TH CT NE
013	689100	0110	6/28/2004	\$750,000	3,670	0	10	1998	3	9,205	N	N	16023 NE 44TH CT
013	160480	0050	5/13/2003	\$799,000	3,790	0	10	2003	3	7,683	N	N	16229 NE 43RD CT
013	519641	0240	7/21/2003	\$690,000	3,900	0	10	1991	3	9,934	N	N	4910 163RD AV NE
013	141990	0050	4/28/2003	\$850,000	4,320	0	10	2001	3	8,754	N	N	4017 173RD CT NE
013	403980	0080	7/12/2004	\$860,500	4,775	1,190	10	1984	3	13,703	Y	N	600 175TH PL NE
013	142505	9103	7/28/2004	\$863,000	3,540	0	11	2004	3	9,267	N	N	16030 NE 51ST ST
013	160480	0010	1/9/2003	\$1,050,000	3,940	0	11	2001	3	10,201	N	N	16203 NE 43RD CT
013	192506	9120	11/29/2004	\$1,183,000	3,990	1,960	11	2001	3	10,586	Y	N	18330 NE 28TH ST

Improved Sales Removed From This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	127700	0270	2/3/2003	\$287,000	NON-REPRESENTATIVE SALE;
012	156080	0160	3/4/2003	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	156220	0290	1/10/2003	\$113,956	PARTIAL INTEREST (1/3, 1/2, Etc.);
012	194490	0100	4/22/2003	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	261960	0350	11/22/2004	\$319,000	PLOTTAGE;
012	262505	9161	7/14/2003	\$295,000	BUILDER OR DEVELOPER SALES;
012	272505	9256	8/17/2004	\$449,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	329600	0070	2/24/2003	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	329820	0210	6/2/2003	\$202,500	EXEMPT FROM EXCISE TAX;
012	329820	0210	7/16/2003	\$224,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	329820	0600	8/2/2003	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	329820	0680	2/24/2003	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	329820	0980	1/27/2004	\$289,000	DATA CHANGE
012	329820	1030	12/29/2004	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	329820	1510	10/13/2004	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	329830	0460	9/26/2003	\$150,000	NON-REPRESENTATIVE SALE;
012	363100	0130	2/27/2003	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	389110	0170	3/24/2003	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	403770	0025	6/5/2004	\$360,000	RELOCATION - SALE TO SERVICE;
012	403770	0085	8/5/2003	\$144,685	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	403770	0155	5/30/2003	\$228,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	403780	0300	9/30/2003	\$182,900	NON-REPRESENTATIVE SALE;
012	403800	0205	3/3/2004	\$312,840	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403820	0320	10/8/2003	\$255,500	RELOCATION - SALE TO SERVICE;
012	403820	0360	9/18/2003	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403820	0540	3/4/2003	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	403820	0540	3/4/2003	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	403820	0680	4/1/2004	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	403820	0690	6/19/2003	\$236,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	403850	0600	9/17/2003	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403850	0840	5/17/2004	\$307,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403850	1180	9/24/2004	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403870	0270	4/10/2003	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403870	0490	2/3/2004	\$361,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403880	0600	12/22/2003	\$295,000	NON-REPRESENTATIVE SALE;
012	403890	0170	5/19/2004	\$272,500	NON-REPRESENTATIVE SALE;
012	403890	0350	1/28/2003	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	403970	0300	4/8/2004	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403970	0720	4/19/2004	\$657,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403970	0810	6/7/2004	\$651,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed From This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	403970	1000	5/28/2003	\$209,000	QUIT CLAIM DEED
012	403970	1200	2/12/2003	\$400,000	NON-REPRESENTATIVE SALE;
012	404010	0110	11/17/2003	\$321,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	404020	0180	8/25/2003	\$275,000	NO MARKET EXPOSURE;
012	404020	0190	10/14/2003	\$352,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	404040	0150	2/11/2003	\$266,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	404040	0290	1/30/2004	\$323,000	GOVERNMENT AGENCY;
012	404040	0360	9/22/2004	\$71,085	QUIT CLAIM DEED;
012	404060	0200	8/25/2003	\$342,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	404060	0200	5/6/2003	\$330,000	MULTI-PARCEL SALE;
012	404060	0340	10/26/2004	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	404060	0430	1/27/2004	\$318,000	RELOCATION - SALE TO SERVICE;
012	404080	0160	6/4/2003	\$229,950	NON-REPRESENTATIVE SALE;
012	404080	0210	11/17/2004	\$90,000	NON-REPRESENTATIVE SALE;
012	417830	0270	8/22/2003	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	738531	0060	4/15/2003	\$388,500	RELOCATION - SALE TO SERVICE;
012	885710	0080	2/20/2004	\$185,000	NON-REPRESENTATIVE SALE;
012	885710	0160	3/25/2003	\$165,000	NON-REPRESENTATIVE SALE;
012	885710	0220	11/6/2003	\$181,500	NON-REPRESENTATIVE SALE;
012	885720	0040	4/29/2003	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	885731	0010	12/22/2003	\$160,000	NON-REPRESENTATIVE SALE;
012	885731	0110	3/12/2004	\$390,000	NO MARKET EXPOSURE;
012	885732	0130	3/4/2004	\$330,500	RELOCATION - SALE TO SERVICE;
012	934670	0130	5/27/2003	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	103640	0040	6/6/2003	\$300,100	NON-REPRESENTATIVE SALE;
013	106600	0250	1/23/2003	\$101,161	QUIT CLAIM DEED;
013	106600	0260	3/20/2004	\$307,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	106610	0430	12/1/2004	\$510,000	RELOCATION - SALE TO SERVICE;
013	106620	0130	7/24/2003	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
013	106620	0280	6/15/2004	\$326,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	131310	0020	7/29/2003	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	132505	9101	4/29/2003	\$52,000	QUIT CLAIM DEED
013	141990	0050	4/21/2003	\$850,000	RELOCATION - SALE TO SERVICE;
013	142505	9103	9/22/2003	\$325,000	TEAR DOWN;
013	143760	0010	9/17/2004	\$455,000	RELOCATION - SALE TO SERVICE;
013	152355	0010	11/26/2003	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	152355	0220	5/14/2004	\$370,960	EXEMPT FROM EXCISE TAX;
013	160480	0060	9/14/2004	\$717,500	2005 AV NOT @ 100%
013	160480	0100	3/28/2003	\$219,950	2005 AV NOT @ 100%
013	160480	0130	2/6/2003	\$227,950	2005 AV NOT @ 100%
013	178683	0080	5/24/2004	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	182800	0330	10/4/2004	\$215,000	NO MARKET EXPOSURE;
013	182800	0450	6/3/2004	\$351,700	NO MARKET EXPOSURE;
013	182800	1270	9/10/2003	\$247,700	NO MARKET EXPOSURE;

Improved Sales Removed From This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	182800	1300	2/25/2003	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	192506	9077	4/1/2003	\$525,000	RELOCATION - SALE TO SERVICE;
013	192506	9198	9/3/2004	\$80,000	QUIT CLAIM DEED;
013	215500	0120	6/26/2003	\$215,000	NON-REPRESENTATIVE SALE;
013	215500	0470	9/24/2003	\$264,900	NON-REPRESENTATIVE SALE;
013	215500	0490	5/19/2003	\$250,000	NO MARKET EXPOSURE;
013	226000	0370	9/10/2004	\$369,000	NO MARKET EXPOSURE;
013	242505	9148	2/10/2003	\$355,000	NO MARKET EXPOSURE;
013	252505	9005	2/9/2004	\$307,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	252505	9068	4/15/2003	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
013	252505	9146	6/27/2003	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	252505	9158	5/26/2004	\$2,050,000	NO MARKET EXPOSURE;
013	279040	0200	2/18/2004	\$370,000	NO MARKET EXPOSURE;
013	279041	0250	4/27/2004	\$422,000	RELOCATION - SALE TO SERVICE;
013	279041	0270	10/15/2003	\$375,000	RELOCATION - SALE TO SERVICE;
013	313410	0129	10/26/2004	\$330,000	NO MARKET EXPOSURE;
013	313410	0200	9/18/2003	\$600,000	2005 AV NOT @ 100%
013	313410	0207	6/11/2004	\$436,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	313410	0212	11/4/2003	\$445,000	NO MARKET EXPOSURE;
013	313410	0216	8/15/2003	\$245,000	2005 AV NOT @ 100%
013	313410	0217	9/18/2003	\$600,000	2005 AV NOT @ 100%
013	313610	0010	9/8/2003	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	327576	0130	7/2/2004	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	336940	0010	9/7/2004	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
013	336940	0090	5/19/2003	\$459,000	RELOCATION - SALE TO SERVICE;
013	339530	0150	4/2/2003	\$83,750	NO MARKET EXPOSURE;
013	339530	0270	4/14/2004	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	339530	0390	4/28/2004	\$200,000	QUIT CLAIM DEED
013	362505	9109	8/5/2004	\$33,000	CORRECTION DEED;
013	362505	9116	10/1/2004	\$835,000	RENOVATION
013	403980	0020	10/24/2003	\$539,999	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	403980	0200	2/3/2004	\$315,000	NO MARKET EXPOSURE;
013	404580	0100	1/12/2004	\$325,000	NO MARKET EXPOSURE;
013	437700	0050	3/12/2003	\$239,174	QUIT CLAIM DEED;
013	437700	0080	7/8/2003	\$140,530	PARTIAL INTEREST (1/3, 1/2, Etc.);
013	505680	0290	2/19/2003	\$125,000	QUIT CLAIM DEED
013	519640	0310	10/15/2003	\$474,500	1031 TRADE; NO MARKET EXPOSURE;
013	519641	0310	1/3/2003	\$435,000	QUIT CLAIM DEED;
013	519642	0020	12/2/2003	\$615,000	RELOCATION - SALE TO SERVICE;
013	519642	0200	3/4/2003	\$684,500	NO MARKET EXPOSURE;
013	541180	0050	3/5/2003	\$317,000	NO MARKET EXPOSURE;
013	542256	0200	1/6/2003	\$91,375	QUIT CLAIM DEED
013	542256	0800	6/2/2003	\$164,800	NON-REPRESENTATIVE SALE;

Improved Sales Removed From This Physical Inspection Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	542257	0350	6/11/2003	\$258,000	GOVERNMENT AGENCY;
013	555630	0103	8/27/2003	\$300,000	NO MARKET EXPOSURE
013	555630	0105	7/1/2004	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	555630	0111	9/5/2003	\$262,000	NO MARKET EXPOSURE
013	664879	0060	8/19/2004	\$522,570	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	752510	0180	6/16/2004	\$205,000	NON-REPRESENTATIVE SALE;
013	752521	0240	7/18/2003	\$188,000	NON-REPRESENTATIVE SALE;
013	752557	0200	10/6/2003	\$400,000	NO MARKET EXPOSURE;
013	753990	0040	12/1/2004	\$489,000	DATA CHANGE
013	753990	0140	6/20/2003	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	773210	0030	5/25/2004	\$422,500	RELOCATION - SALE TO SERVICE;
013	800850	0050	10/21/2003	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
013	808780	0220	8/12/2003	\$134,000	QUIT CLAIM DEED
013	810040	0050	9/11/2003	\$333,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
013	856293	0010	11/10/2003	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856300	0390	6/7/2004	\$425,000	NO MARKET EXPOSURE;
013	856300	0960	8/25/2003	\$134,093	QUIT CLAIM DEED
013	856300	1050	10/28/2003	\$358,000	NO MARKET EXPOSURE;
013	856300	1290	3/25/2003	\$399,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856300	1320	9/22/2003	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	856300	1500	10/29/2004	\$439,000	NO MARKET EXPOSURE;
013	856300	1600	11/22/2004	\$402,000	NO MARKET EXPOSURE;
013	856301	0170	4/19/2004	\$475,000	RELOCATION - SALE TO SERVICE;
013	856301	0510	5/24/2004	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856301	0690	1/23/2004	\$435,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	856301	0810	6/10/2003	\$467,500	RELOCATION - SALE TO SERVICE;
013	856301	0840	2/12/2004	\$404,500	NO MARKET EXPOSURE;
013	856303	0090	2/14/2004	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856305	0380	2/1/2003	\$363,000	RELOCATION - SALE TO SERVICE;
013	856305	0450	8/18/2004	\$538,000	NO MARKET EXPOSURE;
013	856307	0150	7/24/2003	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856307	0220	6/1/2004	\$700,000	NO MARKET EXPOSURE;
013	856307	0220	6/2/2004	\$700,000	NO MARKET EXPOSURE
013	856308	0070	10/20/2004	\$742,400	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	932960	0110	9/19/2003	\$412,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Model Validation

Total Value Model Conclusions, Recommendations and Validation::

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.8%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2004 and 2005 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +5.5%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 91 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	39	0.907	0.960	5.9%	0.935	0.985
7	180	0.906	0.990	9.3%	0.977	1.003
8	379	0.926	0.995	7.4%	0.987	1.003
9	86	0.932	0.975	4.7%	0.959	0.992
10	52	0.946	0.982	3.8%	0.961	1.004
>=11	6	0.878	0.988	12.4%	0.961	1.014
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1960	103	0.917	0.978	6.7%	0.960	0.996
1961-1970	270	0.908	0.993	9.3%	0.983	1.003
1971-1980	230	0.931	0.989	6.2%	0.979	0.999
1981-1990	52	0.965	0.997	3.4%	0.977	1.017
1991-1999	49	0.935	0.975	4.2%	0.954	0.996
2000-2005	38	0.909	0.983	8.0%	0.966	0.999
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	1	1.059	1.011	-4.5%	NA	NA
Average	292	0.952	0.995	4.5%	0.987	1.004
Good	381	0.912	0.986	8.1%	0.977	0.995
Very Good	68	0.845	0.966	14.3%	0.948	0.983
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	458	0.918	0.991	8.0%	0.983	0.998
1.5	21	0.820	0.952	16.1%	0.909	0.995
>=2	263	0.938	0.987	5.2%	0.979	0.996
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0001-1000	31	0.939	0.973	3.6%	0.943	1.003
1001-1500	285	0.907	0.984	8.6%	0.975	0.994
1501-2000	210	0.921	0.998	8.4%	0.987	1.010
2001-2500	105	0.950	0.994	4.6%	0.977	1.010
2501-3000	61	0.938	0.985	5.0%	0.969	1.002
3001-7500	50	0.924	0.973	5.3%	0.954	0.992

Area 91 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.988.

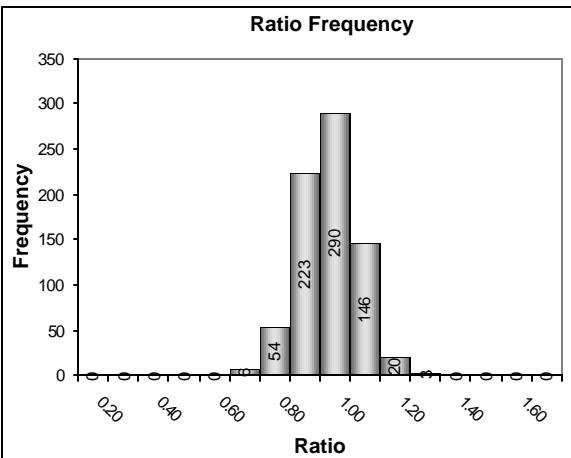
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	63	0.933	0.993	6.4%	0.971	1.015
N	679	0.922	0.988	7.1%	0.982	0.994
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	742	0.924	0.988	7.0%	0.982	0.994
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
012	281	0.915	0.987	7.9%	0.977	0.996
013	461	0.928	0.989	6.5%	0.981	0.996
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<5000	82	0.936	0.986	5.4%	0.971	1.000
5000-7000	65	0.910	0.980	7.7%	0.963	0.998
7001-9000	270	0.916	0.992	8.2%	0.982	1.003
9001-11000	166	0.925	0.992	7.3%	0.979	1.005
11001-13000	71	0.936	0.997	6.6%	0.978	1.016
13001-15000	41	0.924	0.971	5.1%	0.948	0.994
15001-20000	25	0.934	0.975	4.3%	0.944	1.005
20001-25000	8	0.914	0.965	5.6%	0.924	1.007
>25000	14	0.947	0.981	3.5%	0.941	1.020
Lake Sammamish View	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	48	0.939	0.984	4.8%	0.961	1.008
N	694	0.922	0.988	7.2%	0.982	0.995
Grade = 8/9 Yrbl/ren = 1971-1980	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	215	0.933	0.987	5.8%	0.976	0.998
N	527	0.920	0.989	7.5%	0.982	0.996

2004 Improved Parcel Ratio Analysis

District/Team: NE Team 1	Lien Date: 01/01/2004	Date of Report: 5/26/2005	Sales Dates: 1/2003 - 12/2004
Area 91-12/13	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 742 Mean Assessed Value 352,600 Mean Sales Price 381,800 Standard Deviation AV 116,126 Standard Deviation SP 126,558			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.929 Median Ratio 0.932 Weighted Mean Ratio 0.924			
UNIFORMITY			
Lowest ratio 0.682 Highest ratio: 1.245 Coefficient of Dispersion 8.16% Standard Deviation 0.095 Coefficient of Variation 10.21% Price Related Differential (PRD) 1.006			
RELIABILITY			
95% Confidence: Median Lower limit 0.925 Upper limit 0.939 95% Confidence: Mean Lower limit 0.923 Upper limit 0.936			
SAMPLE SIZE EVALUATION			
N (population size) 6086 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.095 Recommended minimum: 14 Actual sample size: 742 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 360 # ratios above mean: 382 Z: 0.808 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			

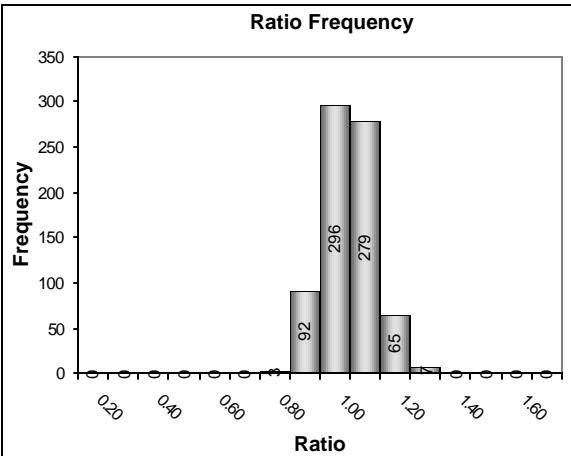


COMMENTS:

1 to 3 Unit Residences throughout area 91

2005 Improved Parcel Ratio Analysis

District/Team: NE Team 1	Lien Date: 01/01/2005	Date of Report: 5/26/2005	Sales Dates: 1/2003 - 12/2004
Area 91-12/13	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 742 Mean Assessed Value 377,200 Mean Sales Price 381,800 Standard Deviation AV 118.966 Standard Deviation SP 126.558			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.996 Median Ratio 0.997 Weighted Mean Ratio 0.988			
UNIFORMITY			
Lowest ratio 0.778 Highest ratio: 1.250 Coefficient of Dispersion 6.38% Standard Deviation 0.081 Coefficient of Variation 8.14% Price Related Differential (PRD) 1.008			
RELIABILITY			
95% Confidence: Median Lower limit 0.990 Upper limit 1.002 95% Confidence: Mean Lower limit 0.990 Upper limit 1.002			
SAMPLE SIZE EVALUATION			
N (population size) 6086 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.081 Recommended minimum: 10 Actual sample size: 742 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 364 # ratios above mean: 378 Z: 0.514 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 91

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.
[1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

A handwritten signature in black ink that reads "Scott Noble".

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr